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Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

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Table A-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<u>General Fund Revenues</u>								
Property Tax	\$81,101,808	\$331,395	\$683,243	\$1,047,724	\$1,429,520	\$1,849,979	\$2,388,231	\$2,947,017
Property Tax In-lieu of VLF	\$35,766,273	\$138,990	\$287,346	\$441,385	\$603,253	\$782,469	\$1,012,096	\$1,250,959
Sales Tax	\$5,854,677	\$79,708	\$166,334	\$251,836	\$343,371	\$428,359	\$526,109	\$620,046
Franchise Fees	\$2,868,693	\$41,195	\$82,739	\$124,282	\$165,962	\$207,500	\$259,124	\$310,748
Utility Users Tax	\$5,873,124	\$84,340	\$169,393	\$254,446	\$339,777	\$424,819	\$530,509	\$636,200
Business Tax	\$1,265,824	\$16,048	\$34,152	\$52,256	\$70,885	\$88,969	\$110,414	\$131,860
Fines, Forfeitures, and Penalties	\$87,091	\$1,276	\$2,546	\$3,815	\$5,084	\$6,354	\$7,941	\$9,527
Motor Vehicle License Fee	\$425,293	\$6,233	\$12,431	\$18,630	\$24,829	\$31,028	\$38,776	\$46,524
Gas Tax Transfer	\$1,183,088	\$17,338	\$34,582	\$51,826	\$69,070	\$86,313	\$107,868	\$129,423
Construction & Conveyance Tax Transfer	\$2,730,936	\$95,114	\$107,856	\$118,515	\$130,888	\$149,646	\$191,979	\$208,904
Library Parcel Tax for O&M Use	\$0	\$3,891	\$4,142	\$4,142	\$4,136	\$4,138	\$5,124	\$5,124
Subtotal Revenues	\$137,156,807	\$815,529	\$1,584,763	\$2,368,857	\$3,186,773	\$4,059,574	\$5,178,171	\$6,296,332
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$1,209,101	\$9,847	\$19,975	\$30,305	\$40,873	\$51,614	\$65,099	\$78,849
Finance	\$223,768	\$1,822	\$3,697	\$5,609	\$7,564	\$9,552	\$12,048	\$14,593
Economic Development	\$108,092	\$880	\$1,786	\$2,709	\$3,654	\$4,614	\$5,820	\$7,049
Total General Government	\$1,540,961	\$12,550	\$25,458	\$38,623	\$52,091	\$65,780	\$82,967	\$100,491
<u>Public Safety</u>								
Fire	\$14,663,336	\$0	\$0	\$0	\$0	\$0	\$0	\$4,413,801
Police	\$14,828,134	\$1,237,794	\$1,253,281	\$1,266,114	\$1,280,573	\$1,294,348	\$1,307,677	\$1,321,144
Total Public Safety	\$29,491,470	\$1,237,794	\$1,253,281	\$1,266,114	\$1,280,573	\$1,294,348	\$1,307,677	\$5,734,945
<u>Capital Maintenance</u>								
General Service	\$2,266,744	\$18,461	\$37,448	\$56,814	\$76,625	\$96,762	\$122,044	\$147,821
Transportation	\$13,514,320	\$65,354	\$757,555	\$831,798	\$1,239,988	\$1,467,903	\$1,568,442	\$1,670,845
Total Capital Maintenance	\$15,781,064	\$83,815	\$795,003	\$888,612	\$1,316,614	\$1,564,665	\$1,690,486	\$1,818,666
<u>Community Services</u>								
Library	\$4,002,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Park, Recreation & Neighborhood Services	\$15,815,882	\$0	\$278,824	\$281,613	\$504,421	\$509,465	\$514,560	\$519,706
Planning, Building & Code Enforcement	\$758,279	\$6,176	\$12,527	\$19,005	\$25,633	\$32,369	\$40,826	\$49,450
Total Community Services	\$20,576,779	\$6,176	\$291,352	\$300,618	\$530,054	\$541,834	\$555,386	\$569,155
<u>Lake Maintenance</u>								
Lake Maintenance	\$2,152,245	\$0	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691
Subtotal Expenditures	\$69,542,519	\$1,340,334	\$3,597,900	\$3,739,100	\$4,436,917	\$4,736,789	\$4,919,379	\$9,518,948
Net Fiscal Balance	\$67,614,288	(\$524,805)	(\$2,013,137)	(\$1,370,243)	(\$1,250,144)	(\$677,214)	\$258,792	(\$3,222,616)

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table A-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<u>General Fund Revenues</u>								
Property Tax	\$3,527,206	\$4,129,700	\$4,755,979	\$5,395,792	\$6,099,143	\$6,784,679	\$7,486,433	\$8,215,071
Property Tax In-lieu of VLF	\$1,499,450	\$1,757,972	\$2,027,193	\$2,302,488	\$2,606,361	\$2,902,207	\$3,205,327	\$3,520,539
Sales Tax	\$713,983	\$807,921	\$901,858	\$993,844	\$1,229,183	\$1,310,916	\$1,398,133	\$1,485,488
Franchise Fees	\$362,372	\$413,995	\$465,619	\$517,199	\$572,709	\$624,243	\$675,711	\$727,179
Utility Users Tax	\$741,890	\$847,580	\$953,270	\$1,058,871	\$1,172,516	\$1,278,023	\$1,383,395	\$1,488,767
Business Tax	\$153,306	\$174,751	\$196,197	\$217,472	\$251,005	\$272,104	\$292,948	\$313,791
Fines, Forfeitures, and Penalties	\$11,114	\$12,701	\$14,287	\$15,874	\$17,461	\$19,047	\$20,634	\$22,221
Motor Vehicle License Fee	\$54,273	\$62,021	\$69,770	\$77,518	\$85,266	\$93,015	\$100,763	\$108,512
Gas Tax Transfer	\$150,977	\$172,532	\$194,086	\$215,641	\$237,196	\$258,750	\$280,305	\$301,860
Construction & Conveyance Tax Transfer	\$226,549	\$244,942	\$264,269	\$281,160	\$313,778	\$322,172	\$341,165	\$363,640
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$7,441,119	\$8,624,115	\$9,842,529	\$11,075,859	\$12,584,617	\$13,865,157	\$15,184,814	\$16,547,067
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$92,868	\$107,159	\$121,726	\$136,563	\$152,732	\$168,140	\$183,823	\$199,803
Finance	\$17,187	\$19,832	\$22,528	\$25,274	\$28,266	\$31,118	\$34,020	\$36,977
Economic Development	\$8,302	\$9,580	\$10,882	\$12,208	\$13,654	\$15,031	\$16,433	\$17,862
Total General Government	\$118,357	\$136,570	\$155,136	\$174,045	\$194,652	\$214,289	\$234,276	\$254,642
<u>Public Safety</u>								
Fire	\$4,457,939	\$4,502,518	\$4,547,543	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514
Police	\$1,334,749	\$1,348,494	\$1,489,159	\$1,672,048	\$1,856,870	\$2,046,216	\$2,239,113	\$2,578,384
Total Public Safety	\$5,792,688	\$5,851,013	\$6,036,703	\$6,265,067	\$6,495,819	\$6,731,555	\$6,971,305	\$7,357,898
<u>Capital Maintenance</u>								
General Service	\$174,102	\$200,894	\$228,204	\$256,019	\$286,331	\$315,217	\$344,619	\$374,577
Transportation	\$1,775,139	\$1,881,352	\$1,989,512	\$2,446,536	\$2,562,144	\$2,900,982	\$3,235,173	\$3,361,428
Total Capital Maintenance	\$1,949,242	\$2,082,246	\$2,217,716	\$2,702,555	\$2,848,475	\$3,216,200	\$3,579,792	\$3,736,005
<u>Community Services</u>								
Library	\$0	\$390,045	\$547,061	\$552,532	\$558,057	\$563,638	\$569,274	\$574,967
Park, Recreation & Neighborhood Services	\$524,903	\$530,152	\$2,204,118	\$2,226,160	\$2,248,421	\$2,784,075	\$3,002,224	\$5,196,151
Planning, Building & Code Enforcement	\$58,241	\$67,204	\$76,340	\$85,644	\$95,785	\$105,448	\$115,283	\$125,305
Total Community Services	\$583,144	\$987,400	\$2,827,519	\$2,864,336	\$2,902,263	\$3,453,161	\$3,686,781	\$5,896,423
<u>Lake Maintenance</u>								
Lake Maintenance	\$1,308,648	\$1,321,735	\$1,334,952	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048
Subtotal Expenditures	\$9,752,079	\$10,378,964	\$12,572,026	\$13,354,304	\$13,802,994	\$14,990,607	\$15,861,311	\$18,648,016
Net Fiscal Balance	(\$2,310,959)	(\$1,754,849)	(\$2,729,497)	(\$2,278,445)	(\$1,218,377)	(\$1,125,450)	(\$676,498)	(\$2,100,949)

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table A-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
<u>General Fund Revenues</u>								
Property Tax	\$8,971,681	\$9,757,389	\$10,572,635	\$11,415,760	\$12,324,843	\$13,269,808	\$14,258,335	\$15,285,986
Property Tax In-lieu of VLF	\$3,848,332	\$4,189,213	\$4,543,389	\$4,910,149	\$5,306,562	\$5,719,113	\$6,151,246	\$6,600,977
Sales Tax	\$1,572,844	\$1,660,200	\$1,748,821	\$1,843,662	\$1,936,112	\$2,028,661	\$2,119,464	\$2,210,349
Franchise Fees	\$778,648	\$830,116	\$881,613	\$933,251	\$984,842	\$1,036,433	\$1,087,984	\$1,139,536
Utility Users Tax	\$1,594,139	\$1,699,511	\$1,804,941	\$1,910,660	\$2,016,284	\$2,121,907	\$2,227,449	\$2,332,992
Business Tax	\$334,635	\$355,478	\$376,432	\$397,933	\$419,252	\$440,570	\$461,737	\$482,903
Fines, Forfeitures, and Penalties	\$23,808	\$25,394	\$26,981	\$28,568	\$30,154	\$31,741	\$33,328	\$34,915
Motor Vehicle License Fee	\$116,260	\$124,008	\$131,757	\$139,505	\$147,254	\$155,002	\$162,750	\$170,499
Gas Tax Transfer	\$323,414	\$344,969	\$366,524	\$388,078	\$409,633	\$431,187	\$452,742	\$474,297
Construction & Conveyance Tax Transfer	\$387,039	\$411,399	\$436,564	\$461,989	\$498,932	\$528,735	\$561,543	\$594,085
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$17,950,799	\$19,397,678	\$20,889,656	\$22,429,555	\$24,073,866	\$25,763,158	\$27,516,579	\$29,326,539
<u>General Fund Expenditures</u>								
<u>General Government</u>								
General Government	\$216,084	\$232,670	\$249,575	\$266,835	\$284,402	\$302,294	\$320,503	\$339,046
Finance	\$39,991	\$43,060	\$46,189	\$49,383	\$52,634	\$55,945	\$59,315	\$62,747
Economic Development	\$19,318	\$20,800	\$22,312	\$23,855	\$25,425	\$27,025	\$28,652	\$30,310
Total General Government	\$275,392	\$296,531	\$318,076	\$340,073	\$362,462	\$385,264	\$408,471	\$432,103
<u>Public Safety</u>								
Fire	\$4,827,309	\$4,875,582	\$4,924,338	\$4,973,581	\$5,023,317	\$5,073,550	\$5,124,286	\$5,175,529
Police	\$2,779,267	\$2,983,736	\$3,192,017	\$3,404,165	\$3,620,809	\$3,840,868	\$4,065,550	\$4,293,751
Total Public Safety	\$7,606,575	\$7,859,318	\$8,116,355	\$8,377,746	\$8,644,126	\$8,914,418	\$9,189,836	\$9,469,280
<u>Capital Maintenance</u>								
General Service	\$405,100	\$436,195	\$467,887	\$500,246	\$533,179	\$566,720	\$600,858	\$635,621
Transportation	\$3,527,863	\$3,658,933	\$3,792,271	\$3,927,910	\$4,193,224	\$4,334,837	\$4,608,763	\$4,756,535
Total Capital Maintenance	\$3,932,962	\$4,095,128	\$4,260,158	\$4,428,156	\$4,726,403	\$4,901,557	\$5,209,621	\$5,392,156
<u>Community Services</u>								
Library	\$580,717	\$586,524	\$592,389	\$598,313	\$604,296	\$610,339	\$616,442	\$622,607
Park, Recreation & Neighborhood Services	\$5,455,892	\$5,510,451	\$5,923,472	\$5,982,707	\$6,288,554	\$6,351,440	\$6,665,920	\$6,732,579
Planning, Building & Code Enforcement	\$135,515	\$145,918	\$156,519	\$167,344	\$178,361	\$189,581	\$201,001	\$212,630
Total Community Services	\$6,172,124	\$6,242,893	\$6,672,380	\$6,748,363	\$7,071,211	\$7,151,360	\$7,483,364	\$7,567,816
<u>Lake Maintenance</u>								
Lake Maintenance	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618	\$1,489,364	\$1,504,258	\$1,519,300
Subtotal Expenditures	\$19,404,132	\$19,925,119	\$20,812,531	\$21,354,356	\$22,278,820	\$22,841,963	\$23,795,549	\$24,380,657
Net Fiscal Balance	(\$1,453,333)	(\$527,441)	\$77,124	\$1,075,199	\$1,795,046	\$2,921,195	\$3,721,030	\$4,945,883

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table A-1
Summary of Fiscal Impact for Years 1 through 25 and at Buildout (in Constant \$\$)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>General Fund Revenues</u>						
Property Tax	\$16,355,942	\$17,467,817	\$23,706,964	\$39,080,130	\$59,295,334	\$81,101,808
Property Tax In-lieu of VLF	\$7,069,725	\$7,557,328	\$10,301,079	\$17,087,029	\$26,054,357	\$35,766,273
Sales Tax	\$2,299,765	\$2,389,220	\$2,969,450	\$3,881,646	\$5,033,765	\$5,854,677
Franchise Fees	\$1,191,055	\$1,242,663	\$1,505,274	\$2,022,305	\$2,512,516	\$2,868,693
Utility Users Tax	\$2,438,467	\$2,544,125	\$3,081,773	\$4,140,301	\$5,143,918	\$5,873,124
Business Tax	\$503,941	\$524,980	\$642,236	\$860,748	\$1,093,530	\$1,265,824
Fines, Forfeitures, and Penalties	\$36,501	\$38,091	\$46,069	\$61,917	\$76,547	\$87,091
Motor Vehicle License Fee	\$178,247	\$186,012	\$224,967	\$302,358	\$373,801	\$425,293
Gas Tax Transfer	\$495,851	\$517,452	\$625,818	\$841,105	\$1,039,847	\$1,183,088
Construction & Conveyance Tax Transfer	\$628,413	\$663,605	\$857,901	\$1,302,919	\$1,908,029	\$2,730,936
Library Parcel Tax for O&M Use	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal Revenues	\$31,197,908	\$33,131,293	\$43,961,531	\$69,580,457	\$102,531,645	\$137,156,807
<u>General Fund Expenditures</u>						
<u>General Government</u>						
General Government	\$357,918	\$377,161	\$480,171	\$712,592	\$977,950	\$1,209,101
Finance	\$66,240	\$69,801	\$88,865	\$131,879	\$180,989	\$223,768
Economic Development	\$31,997	\$33,718	\$42,927	\$63,705	\$87,427	\$108,092
Total General Government	\$456,155	\$480,679	\$611,962	\$908,175	\$1,246,366	\$1,540,961
<u>Public Safety</u>						
Fire	\$5,227,284	\$5,279,557	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336
Police	\$4,526,706	\$4,763,699	\$6,019,511	\$8,871,201	\$12,062,115	\$14,828,134
Total Public Safety	\$9,753,990	\$10,043,256	\$17,117,245	\$21,130,004	\$25,603,460	\$29,491,470
<u>Capital Maintenance</u>						
General Service	\$671,002	\$707,076	\$900,193	\$1,335,920	\$1,833,396	\$2,266,744
Transportation	\$5,039,313	\$5,193,383	\$6,432,661	\$9,081,343	\$11,384,437	\$13,514,320
Total Capital Maintenance	\$5,710,315	\$5,900,460	\$7,332,853	\$10,417,263	\$13,217,833	\$15,781,064
<u>Community Services</u>						
Library	\$1,536,907	\$1,552,276	\$1,631,458	\$1,802,144	\$3,696,351	\$4,002,618
Park, Recreation & Neighborhood Services	\$7,055,915	\$7,126,475	\$8,266,694	\$11,705,444	\$13,648,210	\$15,815,882
Planning, Building & Code Enforcement	\$224,466	\$236,534	\$301,136	\$446,896	\$613,314	\$758,279
Total Community Services	\$8,817,288	\$8,915,284	\$10,199,287	\$13,954,484	\$17,957,875	\$20,576,779
<u>Lake Maintenance</u>						
Lake Maintenance	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245
Subtotal Expenditures	\$26,272,241	\$26,889,517	\$36,890,243	\$48,209,241	\$60,013,096	\$69,542,519
Net Fiscal Balance	\$4,925,667	\$6,241,776	\$7,071,288	\$21,371,216	\$42,518,549	\$67,614,288

Sources: City of San Jose; Economic & Planning Systems, Inc.

Table A-2
Annual Project Description
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Residential Units								
Single Family	15,261	248	248	248	248	248	310	310
Low-Rise Multifamily	5,870	71	71	71	71	71	89	89
Mid/High-Rise Multifamily	1,522	24	24	24	24	24	30	30
Mixed Use Low-Rise	3,620	24	24	24	24	24	30	30
Mixed Use High-Rise	265	0	0	0	0	0	0	0
Total Units	26,538	367	367	367	367	367	458	458
Cumulative		367	733	1,100	1,467	1,833	2,292	2,750
Retail SqFt								
Single Use Retail	536,837	0	0	0	0	0	0	0
Mixed Use Retail	1,107,648	4,400	28,620	28,620	34,814	28,387	21,824	21,824
Total SqFt	1,644,485	4,400	28,620	28,620	34,814	28,387	21,824	21,824
Cumulative		4,400	33,020	61,640	96,454	124,841	146,664	168,488
Workplace SqFt								
Low-Rise Office	11,750,372	220,000	147,179	147,179	128,592	147,872	100,822	100,822
Mid/High-Rise Office	1,604,044	0	0	0	0	0	125,000	125,000
Light Industrial	135,023	0	0	0	0	0	0	0
Mixed Use Office	2,246,930	0	72,821	72,821	91,408	72,128	49,178	49,178
Total SqFt	15,736,369	220,000	220,000	220,000	220,000	220,000	275,000	275,000
Cumulative		220,000	440,000	660,000	880,000	1,100,000	1,375,000	1,650,000
Population	71,623	1,050	1,044	1,044	1,044	1,044	1,305	1,305
Cumulative		1,050	2,094	3,137	4,181	5,225	6,530	7,835
Workplace Employees	51,887	733	721	721	718	721	908	908
Cumulative		733	1,455	2,176	2,894	3,615	4,524	5,432
Retail Employees	4,382	11	74	74	90	73	56	56
Cumulative		11	85	159	248	321	377	433
Daytime Population (1)	90,379	1,298	1,309	1,309	1,313	1,309	1,626	1,626
Cumulative		1,298	2,607	3,916	5,229	6,537	8,164	9,790
Backbone Infrastructure Increments		0	1,2	---	3	4	---	---
Park Acreage	322	0	15	0	14	0	0	0
Cumulative		0	15	15	29	29	29	29
Backbone Road Miles	33	0	7	0	4	2	0	0
Cumulative		0	7	7	11	12	12	12
Lake surface acres (wet area)	53	0	53	0	0	0	0	0
Cumulative		0	53	53	53	53	53	53
Elementary Schools	100%	0%	0%	0%	0%	0%	0%	0%
Cumulative		0%	0%	0%	0%	0%	0%	0%

Table A-2
Annual Project Description
Scenario I: 2 to 1 jobs/housing units from day one units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Residential Units								
Single Family	310	310	310	310	310	310	310	310
Low-Rise Multifamily	89	89	89	89	89	89	89	89
Mid/High-Rise Multifamily	30	30	30	30	30	30	30	30
Mixed Use Low-Rise	30	30	30	30	30	30	30	30
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	458	458	458	458	458	458	458	458
Cumulative	3,208	3,667	4,125	4,583	5,042	5,500	5,958	6,417
Retail SqFt								
Single Use Retail	0	0	0	0	130,000	0	0	0
Mixed Use Retail	<u>21,824</u>	<u>21,824</u>	<u>21,824</u>	<u>19,820</u>	<u>19,820</u>	<u>17,736</u>	<u>14,728</u>	<u>14,728</u>
Total SqFt	21,824	21,824	21,824	19,820	149,820	17,736	14,728	14,728
Cumulative	190,311	212,135	233,958	253,778	403,598	421,335	436,063	450,791
Workplace SqFt								
Low-Rise Office	100,822	100,822	100,822	106,832	106,832	113,083	122,108	122,108
Mid/High-Rise Office	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	<u>49,178</u>	<u>49,178</u>	<u>49,178</u>	<u>43,168</u>	<u>43,168</u>	<u>36,917</u>	<u>27,892</u>	<u>27,892</u>
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	1,925,000	2,200,000	2,475,000	2,750,000	3,025,000	3,300,000	3,575,000	3,850,000
Population	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305
Cumulative	9,140	10,445	11,750	13,055	14,360	15,664	16,969	18,274
Workplace Employees	908	908	908	909	909	911	912	912
Cumulative	6,341	7,249	8,157	9,067	9,976	10,887	11,799	12,711
Retail Employees	56	56	56	51	422	46	38	38
Cumulative	489	545	602	653	1,075	1,121	1,158	1,196
Daytime Population (1)	1,626	1,626	1,626	1,625	1,749	1,624	1,622	1,622
Cumulative	11,417	13,043	14,669	16,294	18,043	19,667	21,288	22,910
Backbone Infrastructure Increments	---	---	---	5	---	6	7	---
Park Acreage	0	0	0	0	0	21	11	0
Cumulative	29	29	29	29	29	51	62	62
Backbone Road Miles	0	0	0	4	0	2	2	0
Cumulative	12	12	12	16	16	18	20	20
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	0%	0%	0%	0%	0%	20%	0%	0%
Cumulative	0%	0%	0%	0%	0%	20%	20%	20%

Table A-2
Annual Project Description
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Residential Units								
Single Family	310	310	310	310	310	310	310	310
Low-Rise Multifamily	89	89	89	89	89	89	89	89
Mid/High-Rise Multifamily	30	30	30	30	30	30	30	30
Mixed Use Low-Rise	30	30	30	30	30	30	30	30
Mixed Use High-Rise	0	0	0	0	0	0	0	0
Total Units	458	458	458	458	458	458	458	458
Cumulative	6,875	7,333	7,792	8,250	8,708	9,167	9,625	10,083
Retail SqFt								
Single Use Retail	0	0	0	0	0	0	0	0
Mixed Use Retail	14,728	14,728	16,027	22,476	20,327	20,327	18,534	18,534
Total SqFt	14,728	14,728	16,027	22,476	20,327	20,327	18,534	18,534
Cumulative	465,519	480,247	496,274	518,750	539,077	559,405	577,938	596,472
Workplace SqFt								
Low-Rise Office	122,108	122,108	139,167	223,865	230,319	230,319	235,709	235,709
Mid/High-Rise Office	125,000	125,000	104,044	0	0	0	0	0
Light Industrial	0	0	0	0	0	0	0	0
Mixed Use Office	27,892	27,892	31,789	51,135	44,681	44,681	39,291	39,291
Total SqFt	275,000	275,000	275,000	275,000	275,000	275,000	275,000	275,000
Cumulative	4,125,000	4,400,000	4,675,000	4,950,000	5,225,000	5,500,000	5,775,000	6,050,000
Population	1,305	1,305	1,305	1,305	1,305	1,305	1,305	1,305
Cumulative	19,579	20,884	22,189	23,494	24,799	26,103	27,408	28,713
Workplace Employees	912	912	911	908	909	909	910	910
Cumulative	13,623	14,535	15,446	16,355	17,264	18,173	19,083	19,993
Retail Employees	38	38	41	58	52	52	48	48
Cumulative	1,234	1,272	1,313	1,371	1,423	1,476	1,523	1,571
Daytime Population (1)	1,622	1,622	1,622	1,627	1,625	1,625	1,624	1,624
Cumulative	24,531	26,153	27,775	29,402	31,028	32,653	34,277	35,901
Backbone Infrastructure Increments	8	---	9	---	10	---	11	---
Park Acreage	12	0	11	0	11	0	11	0
Cumulative	74	74	85	85	95	95	106	106
Backbone Road Miles	0	0	0	0	1	0	1	0
Cumulative	20	20	20	20	21	21	23	23
Lake surface acres (wet area)	0	0	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53	53	53
Elementary Schools	0%	0%	20%	0%	7%	0%	7%	0%
Cumulative	20%	20%	40%	40%	47%	47%	53%	53%

Table A-2
Annual Project Description
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Residential Units						
Single Family	310	310	310	329	250	0
Low-Rise Multifamily	89	89	89	121	149	0
Mid/High-Rise Multifamily	30	30	30	12	30	0
Mixed Use Low-Rise	30	30	30	30	30	765
Mixed Use High-Rise	0	0	0	0	0	4
Total Units	458	458	458	491	458	769
Cumulative	10,542	11,000	13,291	18,101	22,762	26,538
Retail SqFt						
Single Use Retail	0	0	0	0	0	0
Mixed Use Retail	17,024	17,024	16,399	14,530	14,530	3,360
Total SqFt	17,024	17,024	16,399	14,530	14,530	3,360
Cumulative	613,496	630,520	843,363	996,031	1,401,335	1,644,485
Workplace SqFt						
Low-Rise Office	240,247	240,247	242,142	247,763	247,763	91,708
Mid/High-Rise Office	0	0	0	0	0	0
Light Industrial	0	0	0	0	0	0
Mixed Use Office	34,753	34,753	32,858	27,237	27,237	92,164
Total SqFt	275,000	275,000	275,000	275,000	275,000	183,872
Cumulative	6,325,000	6,600,000	7,975,000	10,860,023	13,610,023	15,736,369
Population	1,305	1,308	1,312	1,273	1,178	1,641
Cumulative	30,018	31,326	37,886	50,919	62,951	71,623
Workplace Employees	911	911	911	912	912	598
Cumulative	20,904	21,815	26,370	35,746	44,867	51,887
Retail Employees	44	44	42	37	37	9
Cumulative	1,615	1,658	2,243	2,636	3,752	4,382
Daytime Population (1)	1,623	1,626	1,630	1,589	1,495	1,843
Cumulative	37,524	39,150	47,424	63,713	79,157	90,379
Backbone Infrastructure Increments	12	---	---	---	26	0
Park Acreage	11	0	0	0	10	0
Cumulative	117	117	151	254	283	322
Backbone Road Miles	1	0	0	0	0	0
Cumulative	24	24	27	33	33	33
Lake surface acres (wet area)	0	0	0	0	0	0
Cumulative	53	53	53	53	53	53
Elementary Schools	7%	0%	0%	0%	0%	0%
Cumulative	60%	60%	70%	100%	100%	100%

Table A-3
Property Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Secured Property Tax								
Cumulative Assessed Value (See Table A-4)	\$72,289,242,648	\$280,920,811	\$580,771,437	\$892,107,516	\$1,219,269,491	\$1,581,491,764	\$2,045,604,882	\$2,528,384,927
Total Secured Property Tax (1%)	\$722,892,426	\$2,809,208	\$5,807,714	\$8,921,075	\$12,192,695	\$15,814,918	\$20,456,049	\$25,283,849
City's Share of Secured Property Tax (11%)	\$79,518,167	\$309,013	\$638,849	\$981,318	\$1,341,196	\$1,739,641	\$2,250,165	\$2,781,223
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	51,887	733	1,455	2,176	2,894	3,615	4,524	5,432
Total Unsecured Property Tax from the Project (1%)	\$1,583,641	\$22,382	\$44,394	\$66,406	\$88,323	\$110,338	\$138,066	\$165,794
Total Property Tax	\$81,101,808	\$331,395	\$683,243	\$1,047,724	\$1,429,520	\$1,849,979	\$2,388,231	\$2,947,017

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table A-3
Property Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Secured Property Tax								
Cumulative Assessed Value (See Table A-4)	\$3,030,622,830	\$3,553,137,626	\$4,097,274,885	\$4,653,688,768	\$5,267,863,508	\$5,865,814,520	\$6,478,467,277	\$7,115,560,228
Total Secured Property Tax (1%)	\$30,306,228	\$35,531,376	\$40,972,749	\$46,536,888	\$52,678,635	\$58,658,145	\$64,784,673	\$71,155,602
City's Share of Secured Property Tax (11%)	\$3,333,685	\$3,908,451	\$4,507,002	\$5,119,058	\$5,794,650	\$6,452,396	\$7,126,314	\$7,827,116
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	6,341	7,249	8,157	9,067	9,976	10,887	11,799	12,711
Total Unsecured Property Tax from the Project (1)	\$193,521	\$221,249	\$248,977	\$276,735	\$304,493	\$332,283	\$360,119	\$387,955
Total Property Tax	\$3,527,206	\$4,129,700	\$4,755,979	\$5,395,792	\$6,099,143	\$6,784,679	\$7,486,433	\$8,215,071

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table A-3
Property Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Secured Property Tax								
Cumulative Assessed Value (See Table A-4)	\$7,778,082,133	\$8,467,056,444	\$9,182,901,906	\$9,924,181,505	\$10,725,392,780	\$11,559,224,508	\$12,432,632,379	\$13,341,608,038
Total Secured Property Tax (1%)	\$77,780,821	\$84,670,564	\$91,829,019	\$99,241,815	\$107,253,928	\$115,592,245	\$124,326,324	\$133,416,080
City's Share of Secured Property Tax (11%)	\$8,555,890	\$9,313,762	\$10,101,192	\$10,916,600	\$11,797,932	\$12,715,147	\$13,675,896	\$14,675,769
Unsecured Property Tax								
Non-retail Jobs from the Project (cumulative)	13,623	14,535	15,446	16,355	17,264	18,173	19,083	19,993
Total Unsecured Property Tax from the Project (1	\$415,791	\$443,627	\$471,443	\$499,160	\$526,911	\$554,661	\$582,439	\$610,217
Total Property Tax	\$8,971,681	\$9,757,389	\$10,572,635	\$11,415,760	\$12,324,843	\$13,269,808	\$14,258,335	\$15,285,986

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table A-3
Property Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Secured Property Tax						
Cumulative Assessed Value (See Table A-4)	\$14,289,021,970	\$15,274,543,614	\$20,820,095,217	\$34,535,563,352	\$52,659,937,816	\$72,289,242,648
Total Secured Property Tax (1%)	\$142,890,220	\$152,745,436	\$208,200,952	\$345,355,634	\$526,599,378	\$722,892,426
City's Share of Secured Property Tax (11%)	\$15,717,924	\$16,801,998	\$22,902,105	\$37,989,120	\$57,925,932	\$79,518,167
Unsecured Property Tax						
Non-retail Jobs from the Project (cumulative)	20,904	21,815	26,370	35,746	44,867	51,887
Total Unsecured Property Tax from the Project (1)	\$638,018	\$665,819	\$804,859	\$1,091,010	\$1,369,403	\$1,583,641
Total Property Tax	\$16,355,942	\$17,467,817	\$23,706,964	\$39,080,130	\$59,295,334	\$81,101,808

(1) According to the City of San Jose 2005-2006 Adopted Budget, the City received \$10,300,000 in unsecured property tax, which translates to approximately \$31 per non-retail job (ABAG estimates 337,470 non-retail jobs in the City as of 2005). This per non-retail job rate is applied to the number of non-retail jobs generated in Coyote Valley.

Sources: City of San Jose, ABAG Projections 2005, Economic & Planning Systems, Inc.

Table A-4
Project Assessed Value Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Base Market Value per Unit/SF (1)	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5
RESIDENTIAL							
<u>For-Sale Residential</u>							
SF Detached (10/acre)	\$981,000	\$0	\$0	\$5,880,055	\$6,056,457	\$212,718	\$24,261,341
SF Detached (12/acre)	\$858,000	\$0	\$0	\$0	\$0	\$36,047,551	\$35,869,798
SF Detached (14/acre)	\$766,000	\$0	\$124,577,957	\$123,723,938	\$127,435,656	\$103,781,287	\$75,996,941
SF Detached Edge Estate	\$1,839,000	\$0	\$0	\$0	\$0	\$0	\$31,807,742
Townhouses (2)	\$637,220	\$0	\$54,643,297	\$48,519,480	\$49,975,064	\$51,474,316	\$53,018,545
9-Story Mid-Rise	\$644,000	\$0	\$15,234,409	\$15,691,441	\$16,162,184	\$16,647,050	\$17,146,461
High-Rise	\$889,000	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$569,288	\$12,277,616	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$644,000	\$0	\$0	\$7,061,148	\$7,272,983	\$6,115,526	\$6,298,991
Live work loft/townhome (parking within building)	\$644,000	\$0	\$0	\$784,572	\$808,109	\$2,207,999	\$2,274,239
3 Floors Residential Over Regional/District Parked Retail	\$613,579	\$0	\$0	\$13,362,286	\$13,763,155	\$14,734,676	\$15,176,716
2 Floors Residential Over Office w/ No District Parking	\$734,536	\$400,776,196	\$0	\$0	\$0	\$0	\$0
Subtotal		\$413,053,811	\$194,455,663	\$215,022,920	\$221,473,607	\$231,221,123	\$261,850,776
<u>Rental Residential</u>							
Frame with Surface Parking (2)	\$87,257	\$0	\$0	\$1,759,851	\$1,812,647	\$2,546,566	\$2,718,636
Frame with Podium Parking (2)	\$111,417	\$0	\$7,907,003	\$5,897,102	\$6,074,015	\$5,388,547	\$5,428,041
3 Fl. Residential Over Local Comm. w/ No District Parking	\$364,019	\$0	\$8,611,208	\$942,077	\$970,340	\$668,032	\$688,073
3 Fl. Residential Over Office w/ No District Parking	\$355,473	\$1,272,236,162	\$0	\$0	\$0	\$0	\$0
Subtotal		\$1,272,236,162	\$16,518,211	\$8,599,030	\$8,857,001	\$8,603,145	\$8,834,750
TOTAL RESIDENTIAL/AVERAGE	\$566,406	\$1,685,289,973	\$210,973,875	\$223,621,950	\$230,330,608	\$239,824,268	\$270,685,526
COMMERCIAL							
<u>Retail</u>							
Local	\$260	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$260	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$266	\$762,650	\$0	\$6,158,751	\$6,158,751	\$7,876,411	\$6,036,371
3 Fl. Office Over Local Retail w/ No District Parking	\$240	\$119,033	\$0	\$272,817	\$272,817	\$210,905	\$327,851
3 Fl. Residential Over Regional/District Parked Retail	\$423	\$0	\$0	\$1,641,767	\$1,641,767	\$1,706,463	\$1,706,463
3 Fl. Residential Over Local Comm. w/ No District Parking	\$251	\$0	\$1,104,610	\$117,326	\$117,326	\$78,421	\$78,421
Subtotal		\$881,683	\$1,104,610	\$8,190,661	\$8,190,661	\$9,872,200	\$8,149,106
<u>Workplace</u>							
<u>Office</u>							
Corporate/Tech (4-story w/ 1 story parking)	\$271	\$9,128,027	\$3,801,664	\$12,609,538	\$12,609,538	\$9,747,979	\$9,539,072
Corporate/Tech (4-story w/ 4 story parking)	\$316	\$16,872,927	\$65,040,663	\$31,769,241	\$31,769,241	\$29,237,489	\$31,111,890
Corporate/Tech (7-story w/ 4 story parking)	\$317	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$229	\$372,999	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$341	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$283	\$503,893	\$0	\$0	\$0	\$0	\$3,988,308
Downtown Professional Service (7-story)	\$322	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$380	\$506,273	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$266	\$2,288,016	\$0	\$18,476,781	\$18,476,781	\$23,629,907	\$18,109,630
3 Floors Office Over Local Retail w/ No District Parking	\$240	\$357,143	\$0	\$818,552	\$818,552	\$632,793	\$983,673
3 Floors Residential Over Office w/ No District Parking	\$245	\$15,545,366	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$432	\$7,491,574	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$346	\$396,716	\$0	\$0	\$0	\$0	\$0
Subtotal		\$53,462,934	\$68,842,327	\$63,674,111	\$63,674,111	\$63,248,167	\$63,732,574
<u>Industrial</u>							
Light	\$176	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$194	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal		\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace		\$53,462,934	\$68,842,327	\$63,674,111	\$63,674,111	\$63,248,167	\$63,732,574
TOTAL COMMERCIAL		\$54,344,617	\$69,946,937	\$71,864,772	\$71,864,772	\$73,120,367	\$71,881,680
AV FROM NEW DEVELOPMENT							
Residential		\$1,685,289,973	\$210,973,875	\$223,621,950	\$230,330,608	\$239,824,268	\$270,685,526
Commercial		\$54,344,617	\$69,946,937	\$71,864,772	\$71,864,772	\$73,120,367	\$71,881,680
AV FROM PREVIOUS DEVELOPMENT (3)							
Residential		\$66,664,752,523	--	\$216,037,248	\$450,211,018	\$696,874,626	\$959,179,667
Commercial		\$3,884,855,535	--	\$69,247,467	\$139,701,117	\$209,450,230	\$279,744,891
TOTAL AV (CUMULATIVE)		\$72,289,242,648	\$280,920,811	\$580,771,437	\$892,107,516	\$1,219,269,491	\$1,581,491,764
Conveyance Taxable AV							
<u>Resold Properties</u>							
Residential	10%	\$6,666,475,252	0	\$21,603,725	\$45,021,102	\$69,687,463	\$95,917,967
Commercial	5%	\$194,242,777	0	\$3,462,373	\$6,985,056	\$10,472,512	\$13,987,245
New Developments Sold		\$1,739,634,590	\$280,920,811	\$295,486,722	\$302,195,381	\$312,944,634	\$342,567,206
Total		\$8,600,352,619	\$280,920,811	\$320,552,820	\$354,201,538	\$393,104,609	\$452,472,417

(1) Assumes 3% appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties.

Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.

(2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.

(3) Previous residential developments are assumed to increase in value by 2.4% (above inflation) year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table A-4
Project Assessed Value Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$31,236,477	\$32,173,571	\$33,138,778	\$34,132,942	\$35,156,930	\$68,539,733
SF Detached (12/acre)	\$46,182,365	\$47,567,836	\$48,994,871	\$50,464,717	\$51,978,658	\$49,104,955
SF Detached (14/acre)	\$97,846,062	\$100,781,444	\$103,804,887	\$106,919,034	\$110,126,605	\$104,820,131
SF Detached Edge Estate	\$40,952,468	\$42,181,042	\$43,446,474	\$44,749,868	\$46,092,364	\$17,045,345
Townhouses (2)	\$68,261,377	\$70,309,219	\$72,418,495	\$74,591,050	\$76,828,781	\$79,133,645
9-Story Mid-Rise	\$22,076,069	\$22,738,351	\$23,420,501	\$24,123,116	\$24,846,810	\$25,592,214
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$8,109,952	\$8,353,250	\$8,603,848	\$8,861,963	\$9,127,822	\$10,666,099
Live work loft/townhome (parking within building)	\$2,928,083	\$3,015,925	\$3,106,403	\$3,199,595	\$3,295,583	\$2,130,008
3 Floors Residential Over Regional/District Parked Retail	\$19,540,022	\$20,126,223	\$20,730,010	\$21,351,910	\$21,992,467	\$22,704,504
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$337,132,875	\$347,246,861	\$357,664,267	\$368,394,195	\$379,446,020	\$379,736,635
<u>Rental Residential</u>						
Frame with Surface Parking (2)	\$3,500,244	\$3,605,251	\$3,713,409	\$3,824,811	\$3,939,555	\$2,313,621
Frame with Podium Parking (2)	\$6,988,603	\$7,198,261	\$7,414,209	\$7,636,635	\$7,865,734	\$10,328,732
3 Fl. Residential Over Local Comm. w/ No District Parking	\$885,894	\$912,471	\$939,845	\$968,041	\$997,082	\$995,988
3 Fl. Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$11,374,741	\$11,715,983	\$12,067,462	\$12,429,486	\$12,802,371	\$13,638,341
TOTAL RESIDENTIAL/AVERAGE	\$348,507,615	\$358,962,844	\$369,731,729	\$380,823,681	\$392,248,391	\$393,374,976
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Fl. Office Over District Parked Retail	\$4,115,708	\$4,115,708	\$4,115,708	\$4,115,708	\$4,115,708	\$3,612,705
3 Fl. Office Over Local Retail w/ No District Parking	\$223,534	\$223,534	\$223,534	\$223,534	\$223,534	\$196,215
3 Fl. Residential Over Regional/District Parked Retail	\$2,133,079	\$2,133,079	\$2,133,079	\$2,133,079	\$2,133,079	\$2,138,001
3 Fl. Residential Over Local Comm. w/ No District Parking	\$98,026	\$98,026	\$98,026	\$98,026	\$98,026	\$95,066
Subtotal	\$6,570,347	\$6,570,347	\$6,570,347	\$6,570,347	\$6,570,347	\$6,041,987
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$6,503,913	\$6,503,913	\$6,503,913	\$6,503,913	\$6,503,913	\$5,888,421
Corporate/Tech (4-story w/ 4 story parking)	\$21,212,652	\$21,212,652	\$21,212,652	\$21,212,652	\$21,212,652	\$24,200,174
Corporate/Tech (7-story w/ 4 story parking)	\$39,580,629	\$39,580,629	\$39,580,629	\$39,580,629	\$33,214,798	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$6,863,311	\$15,017,077
Downtown Professional Service (4-story)	\$2,719,301	\$2,719,301	\$2,719,301	\$2,719,301	\$2,719,301	\$2,386,961
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$26,060,060
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$12,347,475	\$12,347,475	\$12,347,475	\$12,347,475	\$12,347,475	\$10,838,425
3 Floors Office Over Local Retail w/ No District Parking	\$670,686	\$670,686	\$670,686	\$670,686	\$670,686	\$588,718
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$83,034,657	\$83,034,657	\$83,034,657	\$83,034,657	\$83,532,136	\$84,979,836
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$83,034,657	\$83,034,657	\$83,034,657	\$83,034,657	\$83,532,136	\$84,979,836
TOTAL COMMERCIAL	\$89,605,004	\$89,605,004	\$89,605,004	\$89,605,004	\$90,102,483	\$91,021,823
AV FROM NEW DEVELOPMENT						
Residential	\$348,507,615	\$358,962,844	\$369,731,729	\$380,823,681	\$392,248,391	\$393,374,976
Commercial	\$89,605,004	\$89,605,004	\$89,605,004	\$89,605,004	\$90,102,483	\$91,021,823
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$1,259,381,958	\$1,646,478,923	\$2,053,572,369	\$2,481,463,396	\$2,930,981,967	\$3,402,987,887
Commercial	\$348,110,305	\$433,338,156	\$517,713,728	\$601,245,545	\$683,942,044	\$766,304,082
TOTAL AV (CUMULATIVE)	\$2,045,604,882	\$2,528,384,927	\$3,030,622,830	\$3,553,137,626	\$4,097,274,885	\$4,653,688,768
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$125,938,196	\$164,647,892	\$205,357,237	\$248,146,340	\$293,098,197	\$340,298,789
Commercial	\$17,405,515	\$21,666,908	\$25,885,686	\$30,062,277	\$34,197,102	\$38,315,204
New Developments Sold	\$438,112,619	\$448,567,848	\$459,336,733	\$470,428,685	\$482,350,874	\$484,396,799
Total	\$581,456,330	\$634,882,648	\$690,579,656	\$748,637,302	\$809,646,173	\$863,010,792

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMH, Dahlin Group, and Economic & Planning Systems, Inc.

Table A-4
Project Assessed Value Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$70,595,925	\$62,020,308	\$43,276,203	\$44,574,489	\$45,911,724	\$47,289,076
SF Detached (12/acre)	\$50,578,104	\$44,434,145	\$54,879,302	\$56,525,681	\$58,221,451	\$59,968,095
SF Detached (14/acre)	\$107,964,735	\$127,501,072	\$142,999,853	\$147,289,849	\$151,708,544	\$156,259,800
SF Detached Edge Estate	\$17,556,706	\$15,424,011	\$6,956,003	\$7,164,683	\$7,379,624	\$7,601,012
Townhouses	\$81,507,654	\$83,952,884	\$86,471,470	\$89,065,615	\$91,737,583	\$94,489,710
9-Story Mid-Rise	\$26,359,980	\$27,150,780	\$27,965,303	\$28,804,262	\$29,668,390	\$30,558,442
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$10,986,082	\$11,315,665	\$11,655,135	\$12,004,789	\$12,364,932	\$12,735,880
Live work loft/townhome (parking within building)	\$2,193,908	\$2,259,725	\$2,327,517	\$2,397,343	\$2,469,263	\$2,543,341
3 Floors Residential Over Regional/District Parked Retail	\$23,385,639	\$24,087,209	\$24,809,825	\$25,554,120	\$26,320,743	\$27,110,366
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$391,128,734	\$398,145,798	\$401,340,611	\$413,380,830	\$425,782,255	\$438,555,722
<u>Rental Residential</u>						
Frame with Surface Parking	\$2,383,029	\$2,543,244	\$2,325,730	\$2,395,502	\$2,467,367	\$2,541,388
Frame with Podium Parking	\$10,638,594	\$10,844,463	\$11,544,958	\$11,891,306	\$12,248,045	\$12,615,487
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,025,868	\$1,056,844	\$1,088,343	\$1,120,993	\$1,154,623	\$1,189,262
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$14,047,491	\$14,444,351	\$14,959,031	\$15,407,801	\$15,870,035	\$16,346,137
TOTAL RESIDENTIAL/AVERAGE	\$405,176,226	\$412,590,149	\$416,299,642	\$428,788,631	\$441,652,290	\$454,901,859
COMMERCIAL						
<u>Retail</u>						
Local	\$9,964,246	\$0	\$0	\$0	\$0	\$0
Regional	\$23,876,344	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$3,612,705	\$2,941,294	\$2,222,262	\$2,222,262	\$2,222,262	\$2,222,262
3 Floors Office Over Local Retail w/ No District Parking	\$196,215	\$301,694	\$227,942	\$227,942	\$227,942	\$227,942
3 Floors Residential Over Regional/District Parked Retail	\$2,138,001	\$2,138,001	\$2,138,001	\$2,138,001	\$2,138,001	\$2,138,001
3 Floors Residential Over Local Commercial w/ No District Parking	\$95,066	\$95,066	\$95,066	\$95,066	\$95,066	\$95,066
Subtotal	\$39,882,577	\$5,476,055	\$4,683,271	\$4,683,271	\$4,683,271	\$4,683,271
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$5,888,421	\$7,833,214	\$9,550,162	\$9,550,162	\$9,550,162	\$9,550,162
Corporate/Tech (4-story w/ 4 story parking)	\$24,200,174	\$24,065,858	\$25,525,999	\$25,525,999	\$25,525,999	\$25,525,999
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788	\$42,673,788
Downtown Professional Service (4-story)	\$2,386,961	\$1,943,350	\$1,468,277	\$1,468,277	\$1,468,277	\$1,468,277
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$10,838,425	\$8,824,133	\$6,666,978	\$6,666,978	\$6,666,978	\$6,666,978
3 Floors Office Over Local Retail w/ No District Parking	\$588,718	\$905,195	\$683,910	\$683,910	\$683,910	\$683,910
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$0	\$367,743	\$277,845	\$277,845	\$277,845	\$277,845
Subtotal	\$86,576,487	\$86,613,282	\$86,846,959	\$86,846,959	\$86,846,959	\$86,846,959
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$86,576,487	\$86,613,282	\$86,846,959	\$86,846,959	\$86,846,959	\$86,846,959
TOTAL COMMERCIAL	\$126,459,065	\$92,089,337	\$91,530,230	\$91,530,230	\$91,530,230	\$91,530,230
AV FROM NEW DEVELOPMENT						
Residential	\$405,176,226	\$412,590,149	\$416,299,642	\$428,788,631	\$441,652,290	\$454,901,859
Commercial	\$126,459,065	\$92,089,337	\$91,530,230	\$91,530,230	\$91,530,230	\$91,530,230
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$3,887,475,572	\$4,395,675,441	\$4,923,663,964	\$5,468,122,733	\$6,038,437,237	\$6,635,611,675
Commercial	\$848,752,646	\$965,459,593	\$1,046,973,441	\$1,127,118,634	\$1,206,462,376	\$1,285,012,680
TOTAL AV (CUMULATIVE)	\$5,267,863,508	\$5,865,814,520	\$6,478,467,277	\$7,115,560,228	\$7,778,082,133	\$8,467,056,444
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$388,747,557	\$439,567,544	\$492,366,396	\$546,812,273	\$603,843,724	\$663,561,168
Commercial	\$42,437,632	\$48,272,980	\$52,348,672	\$56,355,932	\$60,323,119	\$64,250,634
New Developments Sold	\$531,635,291	\$504,679,486	\$507,829,872	\$520,318,861	\$533,182,520	\$546,432,089
Total	\$962,820,480	\$992,520,010	\$1,052,544,940	\$1,123,487,066	\$1,197,349,363	\$1,274,243,890

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table A-4
Project Assessed Value Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$48,707,748	\$50,168,980	\$136,768,633	\$140,871,692	\$164,093,344	\$169,016,144
SF Detached (12/acre)	\$61,767,138	\$63,620,152	\$85,288,989	\$87,847,658	\$94,894,127	\$97,740,951
SF Detached (14/acre)	\$160,947,594	\$165,776,022	\$78,662,124	\$81,021,988	\$62,896,203	\$64,783,089
SF Detached Edge Estate	\$7,829,043	\$8,063,914	\$27,514,151	\$28,339,576	\$33,477,600	\$34,481,928
Townhouses	\$97,324,402	\$100,244,134	\$103,251,458	\$106,349,002	\$109,539,472	\$112,825,656
9-Story Mid-Rise	\$31,475,195	\$32,419,451	\$33,392,035	\$34,393,796	\$35,425,610	\$36,488,378
High-Rise	\$0	\$0	\$0	\$0	\$0	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$0
Live work loft/townhome (on-site parking)	\$13,117,957	\$13,511,495	\$13,916,840	\$14,334,345	\$14,764,376	\$15,207,307
Live work loft/townhome (parking within building)	\$2,619,641	\$2,698,230	\$2,779,177	\$2,862,552	\$2,948,429	\$3,036,882
3 Floors Residential Over Regional/District Parked Retail	\$27,923,677	\$28,761,387	\$28,271,597	\$29,119,745	\$28,627,981	\$29,486,820
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$451,712,394	\$465,263,766	\$509,845,004	\$525,140,354	\$546,667,140	\$563,067,154
<u>Rental Residential</u>						
Frame with Surface Parking	\$2,617,629	\$2,696,158	\$5,274,948	\$5,433,196	\$7,103,997	\$7,317,117
Frame with Podium Parking	\$12,993,951	\$13,383,770	\$10,595,769	\$10,913,642	\$9,315,770	\$9,595,243
3 Floors Residential Over Local Commercial w/ No District Parking	\$1,224,940	\$1,261,688	\$2,102,016	\$2,165,077	\$3,040,057	\$3,131,258
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$16,836,521	\$17,341,616	\$17,972,733	\$18,511,915	\$19,459,824	\$20,043,619
TOTAL RESIDENTIAL/AVERAGE	\$468,548,915	\$482,605,382	\$527,817,737	\$543,652,269	\$566,126,964	\$583,110,773
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,532,727	\$4,074,148	\$3,559,894	\$3,559,894	\$3,130,471	\$3,130,471
3 Floors Office Over Local Retail w/ No District Parking	\$259,787	\$417,893	\$365,145	\$365,145	\$321,099	\$321,099
3 Floors Residential Over Regional/District Parked Retail	\$2,138,001	\$2,138,001	\$2,040,380	\$2,040,380	\$1,947,498	\$1,947,498
3 Floors Residential Over Local Commercial w/ No District Parking	\$95,066	\$95,066	\$153,771	\$153,771	\$209,626	\$209,626
Subtotal	\$5,025,581	\$6,725,108	\$6,119,191	\$6,119,191	\$5,608,693	\$5,608,693
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$10,884,384	\$17,508,631	\$19,699,492	\$19,699,492	\$21,528,955	\$21,528,955
Corporate/Tech (4-story w/ 4 story parking)	\$29,092,151	\$46,797,664	\$46,555,301	\$46,555,301	\$46,352,918	\$46,352,918
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (20-story)	\$35,519,613	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,673,405	\$2,691,842	\$2,352,068	\$2,352,068	\$2,068,342	\$2,068,342
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$7,598,399	\$12,222,792	\$10,679,988	\$10,679,988	\$9,391,680	\$9,391,680
3 Floors Office Over Local Retail w/ No District Parking	\$779,457	\$1,253,835	\$1,095,571	\$1,095,571	\$963,415	\$963,415
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$0
R&D/Lab	\$316,661	\$509,382	\$624,121	\$624,121	\$719,933	\$719,933
Subtotal	\$85,864,070	\$80,984,146	\$81,006,541	\$81,006,541	\$81,025,242	\$81,025,242
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$85,864,070	\$80,984,146	\$81,006,541	\$81,006,541	\$81,025,242	\$81,025,242
TOTAL COMMERCIAL	\$90,889,651	\$87,709,254	\$87,125,732	\$87,125,732	\$86,633,936	\$86,633,936
AV FROM NEW DEVELOPMENT						
Residential	\$468,548,915	\$482,605,382	\$527,817,737	\$543,652,269	\$566,126,964	\$583,110,773
Commercial	\$90,889,651	\$87,709,254	\$87,125,732	\$87,125,732	\$86,633,936	\$86,633,936
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$7,260,685,859	\$7,914,736,408	\$8,598,877,993	\$9,345,736,428	\$10,126,734,026	\$10,949,489,654
Commercial	\$1,362,777,481	\$1,439,130,460	\$1,511,571,318	\$1,582,710,079	\$1,653,137,453	\$1,722,373,675
TOTAL AV (CUMULATIVE)	\$9,182,901,906	\$9,924,181,505	\$10,725,392,780	\$11,559,224,508	\$12,432,632,379	\$13,341,608,038
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$726,068,586	\$791,473,641	\$859,887,799	\$934,573,643	\$1,012,673,403	\$1,094,948,965
Commercial	\$68,138,874	\$71,956,523	\$75,578,566	\$79,135,504	\$82,656,873	\$86,118,684
New Developments Sold	\$559,438,566	\$570,314,636	\$614,943,469	\$630,778,001	\$652,760,900	\$669,744,709
Total	\$1,353,646,026	\$1,433,744,800	\$1,550,409,834	\$1,644,487,148	\$1,748,091,175	\$1,850,812,358

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMM, Dahlin Group, and Economic & Planning Systems, Inc.

Table A-4
Project Assessed Value Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Product Type	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
RESIDENTIAL						
<u>For-Sale Residential</u>						
SF Detached (10/acre)	\$181,385,430	\$186,826,993	\$183,606,201	\$0	\$0	\$0
SF Detached (12/acre)	\$102,368,070	\$105,439,112	\$123,728,657	\$0	\$0	\$0
SF Detached (14/acre)	\$58,828,005	\$60,592,846	\$98,634,958	\$0	\$0	\$0
SF Detached Edge Estate	\$37,163,937	\$38,278,855	\$34,828,552	\$0	\$0	\$0
Townhouses	\$116,210,425	\$128,485,526	\$160,963,137	\$663,952,205	\$678,036,659	\$0
9-Story Mid-Rise	\$37,583,029	\$38,710,520	\$44,876,102	\$24,118,847	\$0	\$0
High-Rise	\$0	\$0	\$0	\$0	\$111,885,940	\$0
Mixed use high-rise	\$0	\$0	\$0	\$0	\$0	\$12,277,616
Live work loft/townhome (on-site parking)	\$15,663,526	\$8,483,252	\$0	\$0	\$0	\$0
Live work loft/townhome (parking within building)	\$3,127,988	\$1,694,096	\$0	\$0	\$0	\$0
3 Floors Residential Over Regional/District Parked Retail	\$28,993,012	\$29,862,802	\$30,990,348	\$37,324,055	\$50,160,408	\$0
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$400,776,196
Subtotal	\$581,323,423	\$598,374,001	\$677,627,956	\$725,395,107	\$840,083,008	\$413,053,811
<u>Rental Residential</u>						
Frame with Surface Parking	\$8,548,962	\$8,805,430	\$8,044,709	\$12,006,143	\$19,869,029	\$0
Frame with Podium Parking	\$8,590,480	\$8,848,194	\$13,019,618	\$27,365,731	\$45,287,692	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$4,042,970	\$4,164,259	\$6,980,397	\$11,946,603	\$16,055,235	\$0
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$1,272,236,162
Subtotal	\$21,182,411	\$21,817,884	\$28,044,724	\$51,318,476	\$81,211,957	\$1,272,236,162
TOTAL RESIDENTIAL/AVERAGE	\$602,505,835	\$620,191,885	\$705,672,680	\$776,713,583	\$921,294,965	\$1,685,289,973
COMMERCIAL						
<u>Retail</u>						
Local	\$0	\$0	\$0	\$0	\$0	\$0
Regional	\$0	\$0	\$0	\$0	\$0	\$0
3 Floors Office Over District Parked Retail	\$2,768,877	\$2,768,877	\$2,617,889	\$2,060,427	\$2,060,427	\$762,650
3 Floors Office Over Local Retail w/ No District Parking	\$284,009	\$284,009	\$268,522	\$321,588	\$321,588	\$119,033
3 Floors Residential Over Regional/District Parked Retail	\$1,859,111	\$1,859,111	\$1,664,236	\$1,491,438	\$1,491,438	\$0
3 Floors Residential Over Local Commercial w/ No District Parking	\$262,778	\$262,778	\$379,967	\$483,880	\$483,880	\$0
Subtotal	\$5,174,774	\$5,174,774	\$4,930,614	\$4,357,332	\$4,357,332	\$881,683
<u>Workplace</u>						
<u>Office</u>						
Corporate/Tech (4-story w/ 1 story parking)	\$23,069,445	\$23,069,445	\$23,326,825	\$24,660,890	\$24,660,890	\$9,128,027
Corporate/Tech (4-story w/ 4 story parking)	\$46,182,502	\$46,182,502	\$46,632,066	\$45,585,034	\$45,585,034	\$16,872,927
Corporate/Tech (7-story w/ 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0
Corporate/Tech (2-story w/ 1 story parking)	\$0	\$0	\$0	\$1,007,720	\$1,007,720	\$372,999
Downtown Professional Service (20-story)	\$0	\$0	\$0	\$0	\$0	\$0
Downtown Professional Service (4-story)	\$1,829,432	\$1,829,432	\$1,729,673	\$1,361,351	\$1,361,351	\$503,893
Downtown Professional Service (7-story)	\$0	\$0	\$0	\$0	\$0	\$0
18 Floor High Rise Residential Over Office	\$0	\$0	\$0	\$0	\$0	\$506,273
3 Floors Office Over District Parked Retail	\$8,306,867	\$8,306,867	\$7,853,891	\$6,181,458	\$6,181,458	\$2,288,016
3 Floors Office Over Local Retail w/ No District Parking	\$852,133	\$852,133	\$805,666	\$964,882	\$964,882	\$357,143
3 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$15,545,366
2 Floors Residential Over Office w/ No District Parking	\$0	\$0	\$0	\$0	\$0	\$7,491,574
R&D/Lab	\$800,612	\$800,612	\$756,954	\$1,071,795	\$1,071,795	\$396,716
Subtotal	\$81,040,989	\$81,040,989	\$81,105,075	\$80,833,130	\$80,833,130	\$53,462,934
<u>Industrial</u>						
Light	\$0	\$0	\$0	\$0	\$0	\$0
Manufacturing	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0	\$0	\$0	\$0
Total Workplace	\$81,040,989	\$81,040,989	\$81,105,075	\$80,833,130	\$80,833,130	\$53,462,934
TOTAL COMMERCIAL	\$86,215,764	\$86,215,764	\$86,035,689	\$85,190,462	\$85,190,462	\$54,344,617
AV FROM NEW DEVELOPMENT						
Residential	\$602,505,835	\$620,191,885	\$705,672,680	\$776,713,583	\$921,294,965	\$1,685,289,973
Commercial	\$86,215,764	\$86,215,764	\$86,035,689	\$85,190,462	\$85,190,462	\$54,344,617
AV FROM PREVIOUS DEVELOPMENT (3)						
Residential	\$11,809,382,837	\$12,709,774,000	\$17,809,753,839	\$30,832,599,800	\$48,213,579,003	\$66,664,752,523
Commercial	\$1,790,917,534	\$1,858,361,965	\$2,218,633,009	\$2,841,059,507	\$3,439,873,386	\$3,884,855,535
TOTAL AV (CUMULATIVE)	\$14,289,021,970	\$15,274,543,614	\$20,820,095,217	\$34,535,563,352	\$52,659,937,816	\$72,289,242,648
Conveyance Taxable AV						
<u>Resold Properties</u>						
Residential	\$1,180,938,284	\$1,270,977,400	\$1,780,975,384	\$3,083,259,980	\$4,821,357,900	\$6,666,475,252
Commercial	\$89,545,877	\$92,918,098	\$110,931,650	\$142,052,975	\$171,993,669	\$194,242,777
New Developments Sold	\$688,721,598	\$706,407,649	\$791,708,369	\$861,904,045	\$1,006,485,427	\$1,739,634,590
Total	\$1,959,205,759	\$2,070,303,147	\$2,683,615,404	\$4,087,217,000	\$5,999,836,996	\$8,600,352,619

- (1) Assumes % appreciation above inflation for the new units being sold in a given year based on the last 20-year trend for the area and no real appreciation of value for commercial properties. Assumes that the affordable rental units would be tax exempt, and therefore their values are not included in this assessed value estimate.
- (2) Represents decrease in the overall weighed average of per unit value based on the assumption that 1,000 of the R5 units would be affordable to moderate and very low income households, and 4,000 units would be affordable rental units priced for extremely low, very low and low income households. Assumes the rental affordable units are tax exempt and thus not included in the estimate.
- (3) Previous residential developments are assumed to increase in value by 2.4% year-over-year based on annual 6% appreciation in housing value, 3% inflation, 10% turnover, and 2% appreciation cap mandated by Proposition 13 (i.e., 1% depreciation in constant dollars) while previous commercial developments are assumed to depreciate by 1% below inflation.

Source: HMH, Dahlin Group, and Economic & Planning Systems, Inc.

Table A-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Project Assessed Value	\$72,289,242,648	\$280,920,811	\$580,771,437	\$892,107,516	\$1,219,269,491	\$1,581,491,764	\$2,045,604,882	\$2,528,384,927
% Increase in AV Above the Base (1)	72%	0.3%	0.6%	0.9%	1.2%	1.6%	2.0%	2.5%
Property Tax In-Lieu Above the Base (2)	\$35,766,273	\$138,990	\$287,346	\$441,385	\$603,253	\$782,469	\$1,012,096	\$1,250,959

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year).

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the Base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table A-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
Project Assessed Value	\$3,030,622,830	\$3,553,137,626	\$4,097,274,885	\$4,653,688,768	\$5,267,863,508	\$5,865,814,520	\$6,478,467,277	\$7,115,560,228
% Increase in AV Above the Base (1)	3.0%	3.6%	4.1%	4.7%	5.3%	5.9%	6.5%	7.1%
Property Tax In-Lieu Above the Base (2)	\$1,499,450	\$1,757,972	\$2,027,193	\$2,302,488	\$2,606,361	\$2,902,207	\$3,205,327	\$3,520,539

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table A-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Project Assessed Value	\$7,778,082,133	\$8,467,056,444	\$9,182,901,906	\$9,924,181,505	\$10,725,392,780	\$11,559,224,508	\$12,432,632,379
% Increase in AV Above the Base (1)	7.8%	8.5%	9.2%	9.9%	10.7%	11.6%	12.5%
Property Tax In-Lieu Above the Base (2)	\$3,848,332	\$4,189,213	\$4,543,389	\$4,910,149	\$5,306,562	\$5,719,113	\$6,151,246

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table A-5
Property Tax In-Lieu of Vehicle License Fee (VLF) Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Assessed Value	\$13,341,608,038	\$14,289,021,970	\$15,274,543,614	\$20,820,095,217	\$34,535,563,352	\$52,659,937,816	\$72,289,242,648
% Increase in AV Above the Base (1)	13.4%	14.3%	15.3%	20.9%	34.6%	52.7%	72.4%
Property Tax In-Lieu Above the Base (2)	\$6,600,977	\$7,069,725	\$7,557,328	\$10,301,079	\$17,087,029	\$26,054,357	\$35,766,273

(1) Today's current citywide assessed value is considered the base assessed value at \$99,845,141,783. Assumes 2005 assessed value as the base value (derived by taking the 2004 assessed value and applying 8% increase based on the average growth over the past ten year.

(2) Represents the amount offset by the new State budget and will be reimbursed by property tax; the City's 2005-06 Adopted Budget shows a property tax in-lieu of VLF amount of \$49,400,000, and this amount is considered the base.

Source: City of San Jose; CA State Controller Office; Economic & Planning Systems, Inc.

Table A-6
Sales Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Estimating Factor	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Resident Expenditures								
Total Occupied Households (Cumulative)		25,742	356	711	1,067	1,423	1,778	2,223
Total Household Income (1)	\$112,224 per Household	\$2,888,850,633	\$39,914,283	\$79,828,565	\$119,742,848	\$159,657,130	\$199,571,413	\$249,464,266
Taxable Expenditures/yr (2)	25% of Income	\$711,669,365	\$9,832,898	\$19,665,795	\$29,498,693	\$39,331,590	\$49,164,488	\$61,455,609
Expenditure Captured by San Jose (3)	50% of Expenditure	\$355,834,683	\$4,916,449	\$9,832,898	\$14,749,346	\$19,665,795	\$24,582,244	\$30,727,805
Sales Tax	1% of Taxable Sales	\$3,558,347	\$49,164	\$98,329	\$147,493	\$196,658	\$245,822	\$307,278
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)		56,269	745	1,539	2,334	3,142	3,936	4,901
Taxable Expenditures by Employees/Yr (4)	\$3,328 per employee	\$187,259,649	\$2,478,157	\$5,123,189	\$7,768,221	\$10,455,946	\$13,099,368	\$16,309,478
Expenditure Captured by San Jose (5)	40% of Expenditure	\$74,903,860	\$991,263	\$2,049,276	\$3,107,288	\$4,182,378	\$5,239,747	\$6,523,791
Sales Tax	1% of Taxable Sales	\$749,039	\$9,913	\$20,493	\$31,073	\$41,824	\$52,397	\$65,238
Retail Sales								
Total Retail SqFt (Cumulative) (6)		1,533,720	3,960	29,718	55,476	86,808	112,356	131,998
Total Taxable Retail Sales	\$400 per SqFt	\$613,488,080	\$1,584,000	\$11,887,192	\$22,190,384	\$34,723,269	\$44,942,592	\$52,799,075
Total Net New Taxable Retail Sales (7)	25%	\$153,372,020	\$396,000	\$2,971,798	\$5,547,596	\$8,680,817	\$11,235,648	\$13,199,769
Sales Tax	1% of Taxable Sales	\$1,533,720	\$3,960	\$29,718	\$55,476	\$86,808	\$112,356	\$131,998
Non-Retail Taxable Sales (8)	\$22 per Employee	\$13,571	\$16,671	\$17,794	\$17,794	\$18,081	\$17,783	\$21,595
TOTAL SALES TAX GENERATED		\$5,854,677	\$79,708	\$166,334	\$251,836	\$343,371	\$428,359	\$526,109

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table A-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table A-6
Sales Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14
Resident Expenditures								
Total Occupied Households (Cumulative)	2,668	3,112	3,557	4,001	4,446	4,890	5,335	5,780
Total Household Income (1)	\$299,357,120	\$349,249,973	\$399,142,826	\$449,035,680	\$498,928,533	\$548,821,386	\$598,714,239	\$648,607,093
Taxable Expenditures/yr (2)	\$73,746,731	\$86,037,853	\$98,328,975	\$110,620,097	\$122,911,219	\$135,202,341	\$147,493,463	\$159,784,584
Expenditure Captured by San Jose (3)	\$36,873,366	\$43,018,927	\$49,164,488	\$55,310,048	\$61,455,609	\$67,601,170	\$73,746,731	\$79,892,292
Sales Tax	\$368,734	\$430,189	\$491,645	\$553,100	\$614,556	\$676,012	\$737,467	\$798,923
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	5,865	6,830	7,795	8,759	9,720	11,051	12,008	12,957
Taxable Expenditures by Employees/Yr (4)	\$19,519,588	\$22,729,699	\$25,939,809	\$29,149,919	\$32,346,218	\$36,778,616	\$39,960,549	\$43,121,747
Expenditure Captured by San Jose (5)	\$7,807,835	\$9,091,879	\$10,375,924	\$11,659,968	\$12,938,487	\$14,711,446	\$15,984,220	\$17,248,699
Sales Tax	\$78,078	\$90,919	\$103,759	\$116,600	\$129,385	\$147,114	\$159,842	\$172,487
Retail Sales								
Total Retail SqFt (Cumulative) (6)	151,639	171,280	190,921	210,563	228,401	376,239	392,201	405,457
Total Taxable Retail Sales	\$60,655,557	\$68,512,039	\$76,368,522	\$84,225,004	\$91,360,212	\$150,495,420	\$156,880,472	\$162,182,604
Total Net New Taxable Retail Sales (7)	\$15,163,889	\$17,128,010	\$19,092,130	\$21,056,251	\$22,840,053	\$37,623,855	\$39,220,118	\$40,545,651
Sales Tax	\$151,639	\$171,280	\$190,921	\$210,563	\$228,401	\$376,239	\$392,201	\$405,457
Non-Retail Taxable Sales (8)	\$21,595	\$21,595	\$21,595	\$21,595	\$21,502	\$29,818	\$21,406	\$21,266
TOTAL SALES TAX GENERATED	\$620,046	\$713,983	\$807,921	\$901,858	\$993,844	\$1,229,183	\$1,310,916	\$1,398,133

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table A-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table A-6
Sales Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22
Resident Expenditures								
Total Occupied Households (Cumulative)	6,224	6,669	7,113	7,558	8,003	8,447	8,892	9,336
Total Household Income (1)	\$698,499,946	\$748,392,799	\$798,285,652	\$848,178,506	\$898,071,359	\$947,964,212	\$997,857,066	\$1,047,749,919
Taxable Expenditures/yr (2)	\$172,075,706	\$184,366,828	\$196,657,950	\$208,949,072	\$221,240,194	\$233,531,316	\$245,822,438	\$258,113,559
Expenditure Captured by San Jose (3)	\$86,037,853	\$92,183,414	\$98,328,975	\$104,474,536	\$110,620,097	\$116,765,658	\$122,911,219	\$129,056,780
Sales Tax	\$860,379	\$921,834	\$983,290	\$1,044,745	\$1,106,201	\$1,167,657	\$1,229,112	\$1,290,568
Employee Expenditures								
Total Retail and Non-Retail Employees (Cumulative)	13,907	14,857	15,807	16,760	17,726	18,687	19,649	20,606
Taxable Expenditures by Employees/Yr (4)	\$46,282,944	\$49,444,141	\$52,605,338	\$55,775,489	\$58,990,094	\$62,189,895	\$65,389,696	\$68,577,138
Expenditure Captured by San Jose (5)	\$18,513,177	\$19,777,656	\$21,042,135	\$22,310,196	\$23,596,038	\$24,875,958	\$26,155,878	\$27,430,855
Sales Tax	\$185,132	\$197,777	\$210,421	\$223,102	\$235,960	\$248,760	\$261,559	\$274,309
Retail Sales								
Total Retail SqFt (Cumulative) (6)	418,712	431,967	445,222	459,647	479,875	498,169	516,464	533,145
Total Taxable Retail Sales	\$167,484,735	\$172,786,867	\$178,088,998	\$183,858,716	\$191,949,941	\$199,267,788	\$206,585,636	\$213,257,813
Total Net New Taxable Retail Sales (7)	\$41,871,184	\$43,196,717	\$44,522,250	\$45,964,679	\$47,987,485	\$49,816,947	\$51,646,409	\$53,314,453
Sales Tax	\$418,712	\$431,967	\$445,222	\$459,647	\$479,875	\$498,169	\$516,464	\$533,145
Non-Retail Taxable Sales (8)	\$21,266	\$21,266	\$21,266	\$21,326	\$21,625	\$21,526	\$21,526	\$21,443
TOTAL SALES TAX GENERATED	\$1,485,488	\$1,572,844	\$1,660,200	\$1,748,821	\$1,843,662	\$1,936,112	\$2,028,661	\$2,119,464

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table A-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table A-6
Sales Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Resident Expenditures							
Total Occupied Households (Cumulative)	9,781	10,225	10,670	12,893	17,558	22,080	25,742
Total Household Income (1)	\$1,097,642,772	\$1,147,535,625	\$1,197,403,898	\$1,446,868,164	\$1,970,391,256	\$2,477,849,272	\$2,888,850,633
Taxable Expenditures/yr (2)	\$270,404,681	\$282,695,803	\$294,980,870	\$356,436,479	\$485,406,576	\$610,419,036	\$711,669,365
Expenditure Captured by San Jose (3)	\$135,202,341	\$141,347,902	\$147,490,435	\$178,218,240	\$242,703,288	\$305,209,518	\$355,834,683
Sales Tax	\$1,352,023	\$1,413,479	\$1,474,904	\$1,782,182	\$2,427,033	\$3,052,095	\$3,558,347
Employee Expenditures							
Total Retail and Non-Retail Employees (Cumulative)	21,564	22,519	23,473	28,613	38,381	48,619	56,269
Taxable Expenditures by Employees/Yr (4)	\$71,764,580	\$74,941,618	\$78,118,656	\$95,224,293	\$127,731,951	\$161,802,838	\$187,259,649
Expenditure Captured by San Jose (5)	\$28,705,832	\$29,976,647	\$31,247,462	\$38,089,717	\$51,092,781	\$64,721,135	\$74,903,860
Sales Tax	\$287,058	\$299,766	\$312,475	\$380,897	\$510,928	\$647,211	\$749,039
Retail Sales							
Total Retail SqFt (Cumulative) (6)	549,825	565,146	580,468	785,027	922,428	1,313,201	1,533,720
Total Taxable Retail Sales	\$219,929,989	\$226,058,599	\$232,187,209	\$314,010,780	\$368,971,027	\$525,280,589	\$613,488,080
Total Net New Taxable Retail Sales (7)	\$54,982,497	\$56,514,650	\$58,046,802	\$78,502,695	\$92,242,757	\$131,320,147	\$153,372,020
Sales Tax	\$549,825	\$565,146	\$580,468	\$785,027	\$922,428	\$1,313,201	\$1,533,720
Non-Retail Taxable Sales (8)	\$21,443	\$21,373	\$21,373	\$21,344	\$21,257	\$21,257	\$13,571
TOTAL SALES TAX GENERATED	\$2,210,349	\$2,299,765	\$2,389,220	\$2,969,450	\$3,881,646	\$5,033,765	\$5,854,677

(1) Household Income Assumptions:

Average Unit Price \$566,406 (See Table A-4)
Down Payment 10% of Home Price
Mortgage 30 yr; 6% interest
Household Income 3 Times Mortgage

(2) Based on Consumer Expenditure Survey, 2002-2003 for the San Francisco Metropolitan Statistical Area.

(3) Assumes 50% of retail expenditure made by the new residents in Coyote Valley would be captured within the City boundary.

(4) Based on the annual workday spending by office workers in suburban locations as reported by the *Office Worker Retail Spending Patterns: a Downtown and Suburban Area Study*, ICSC Research; includes average annual spending of office workers on lunches, shoppers goods, convenience goods and dinner/drinks. Assumes 100% of lunch and 40% of all other goods are purchased near work (i.e., in Coyote Valley or elsewhere in San Jose) based on the source's finding that workers make 40% of their retail spending closer to work than home.

(5) Based on the Citywide proportion of employees who commute from outside the City (50% of the total); assumes Coyote Valley would have a higher proportion of employees who reside in the City.

(6) Assumes 50% of the mixed use retail and all of the single use retail are occupied by sales tax generating tenants.

(7) Assumes 25% of the sales generated by the new retail establishments in Coyote Valley are from non San Jose residents who do not work in Coyote Valley.

(8) Based on the business to business sales tax generated from the Edenvale Area.

Sources: U.S. Bureau of Labor Statistics; International Council of Shopping Centers; City of San Jose, Economic & Planning Systems, Inc.

Table A-7
Business Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Assumptions	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<u>Leased SqFt (Cumulative)</u>											
Retail	1,533,720	3,960	29,718	55,476	86,808	112,356	131,998	151,639	171,280	190,921	210,563
Workplace	14,949,551	209,000	418,000	627,000	836,000	1,045,000	1,306,250	1,567,500	1,828,750	2,090,000	2,351,250
<u>Number of Businesses</u>											
Retail 3,500 SqFt /Tenant	438	1	8	16	25	32	38	43	49	55	60
Workplace 10,000 SqFt /Tenant	1,495	21	42	63	84	105	131	157	183	209	235
Total	1,933	22	50	79	108	137	168	200	232	264	295
<u>Annual Business Tax Revenue (1), (2)</u>											
Retail \$150 / Business \$18 /Employee	\$144,608	\$373	\$2,802	\$5,231	\$8,185	\$10,594	\$12,445	\$14,297	\$16,149	\$18,001	\$19,853
Workplace \$150 / Business \$18 /Employee	\$1,121,216	\$15,675	\$31,350	\$47,025	\$62,700	\$78,375	\$97,969	\$117,563	\$137,156	\$156,750	\$176,344
Total	\$1,265,824	\$16,048	\$34,152	\$52,256	\$70,885	\$88,969	\$110,414	\$131,860	\$153,306	\$174,751	\$196,197

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business.

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table A-7
Business Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
<u>Leased SqFt (Cumulative)</u>										
Retail	228,401	376,239	392,201	405,457	418,712	431,967	445,222	459,647	479,875	498,169
Workplace	2,612,500	2,873,750	3,135,000	3,396,250	3,657,500	3,918,750	4,180,000	4,441,250	4,702,500	4,963,750
<u>Number of Businesses</u>										
Retail	65	107	112	116	120	123	127	131	137	142
Workplace	<u>261</u>	<u>287</u>	<u>314</u>	<u>340</u>	<u>366</u>	<u>392</u>	<u>418</u>	<u>444</u>	<u>470</u>	<u>496</u>
Total	327	395	426	455	485	515	545	575	607	639
<u>Annual Business Tax Revenue (1), (2)</u>										
Retail	\$21,535	\$35,474	\$36,979	\$38,229	\$39,479	\$40,728	\$41,978	\$43,338	\$45,245	\$46,970
Workplace	<u>\$195,938</u>	<u>\$215,531</u>	<u>\$235,125</u>	<u>\$254,719</u>	<u>\$274,313</u>	<u>\$293,906</u>	<u>\$313,500</u>	<u>\$333,094</u>	<u>\$352,688</u>	<u>\$372,281</u>
Total	\$217,472	\$251,005	\$272,104	\$292,948	\$313,791	\$334,635	\$355,478	\$376,432	\$397,933	\$419,252

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table A-7
Business Tax Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
<u>Leased SqFt (Cumulative)</u>									
Retail	516,464	533,145	549,825	565,146	580,468	785,027	922,428	1,313,201	1,533,720
Workplace	5,225,000	5,486,250	5,747,500	6,008,750	6,270,000	7,576,250	10,317,022	12,929,522	14,949,551
<u>Number of Businesses</u>									
Retail	148	152	157	161	166	224	264	375	438
Workplace	<u>523</u>	<u>549</u>	<u>575</u>	<u>601</u>	<u>627</u>	<u>758</u>	<u>1,032</u>	<u>1,293</u>	<u>1,495</u>
Total	670	701	732	762	793	982	1,295	1,668	1,933
<u>Annual Business Tax Revenue (1), (2)</u>									
Retail	\$48,695	\$50,268	\$51,841	\$53,285	\$54,730	\$74,017	\$86,972	\$123,816	\$144,608
Workplace	<u>\$391,875</u>	<u>\$411,469</u>	<u>\$431,063</u>	<u>\$450,656</u>	<u>\$470,250</u>	<u>\$568,219</u>	<u>\$773,777</u>	<u>\$969,714</u>	<u>\$1,121,216</u>
Total	\$440,570	\$461,737	\$482,903	\$503,941	\$524,980	\$642,236	\$860,748	\$1,093,530	\$1,265,824

(1) Annual business tax for businesses with 1 to 8 employees is \$150 while tax for businesses with 9 to 1,388 employees is \$150 plus \$18 per employee.

(2) Assumes 350SqFt per employee for retail and 300 SqFt per employee for workplace (i.e., retail has 10 employees or less per business while workplace has on average, about 33 employees per business).

Source: City of San Jose; Dollars and Cents of Shopping Centers: 2004; Economic and Planning Systems, Inc.

Table A-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
Total Resale/New Sale Value (See Table A-4)	\$8,600,352,619	\$280,920,811	\$320,552,820	\$354,201,538	\$393,104,609	\$452,472,417	\$581,456,330	\$634,882,648	\$690,579,656
Conveyance Tax (\$3.30/\$1,000 value)	\$28,381,164	\$927,039	\$1,057,824	\$1,168,865	\$1,297,245	\$1,493,159	\$1,918,806	\$2,095,113	\$2,278,913
Construction Tax (See Table A-9)	\$66,087	\$63,729	\$65,671	\$65,671	\$66,167	\$65,652	\$80,973	\$80,973	\$80,973
Total C&C Tax	\$28,447,251	\$990,768	\$1,123,495	\$1,234,536	\$1,363,412	\$1,558,811	\$1,999,779	\$2,176,085	\$2,359,886
Allocation to Parks O&M Use (1)	\$2,730,936	\$95,114	\$107,856	\$118,515	\$130,888	\$149,646	\$191,979	\$208,904	\$226,549
Allocation to Capital Programs									
Parks Capital Program (64%)	\$18,206,240	\$538,978	\$611,181	\$671,588	\$741,696	\$847,993	\$1,087,880	\$1,183,790	\$1,283,778
Communications (3.4%)	\$950,138	\$33,686	\$38,199	\$41,974	\$46,356	\$53,000	\$67,992	\$73,987	\$80,236
Service Yard (8.78%)	\$2,213,196	\$86,989	\$98,643	\$108,392	\$119,708	\$136,864	\$175,581	\$191,060	\$207,198
Library (14.22%)	\$4,053,733	\$140,887	\$159,761	\$175,551	\$193,877	\$221,663	\$284,369	\$309,439	\$335,576
Fire (8.4%)	\$2,389,569	\$83,224	\$94,374	\$103,701	\$114,527	\$130,940	\$167,981	\$182,791	\$198,230
Park Yards (1.2%)	\$341,367	\$11,889	\$13,482	\$14,814	\$16,361	\$18,706	\$23,997	\$26,113	\$28,319
Total	\$28,154,244	\$895,654	\$1,015,640	\$1,116,020	\$1,232,524	\$1,409,165	\$1,807,800	\$1,967,181	\$2,133,337

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table A-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16
Total Resale/New Sale Value (See Table A-4)	\$748,637,302	\$809,646,173	\$863,010,792	\$962,820,480	\$992,520,010	\$1,052,544,940	\$1,123,487,066	\$1,197,349,363
Conveyance Tax (\$3.30/\$1,000 value)	\$2,470,503	\$2,671,832	\$2,847,936	\$3,177,308	\$3,275,316	\$3,473,398	\$3,707,507	\$3,951,253
Construction Tax (See)	<u>\$80,973</u>	<u>\$80,973</u>	<u>\$80,812</u>	<u>\$91,212</u>	<u>\$80,646</u>	<u>\$80,405</u>	<u>\$80,405</u>	<u>\$80,405</u>
Total C&C Tax	\$2,551,476	\$2,752,805	\$2,928,748	\$3,268,520	\$3,355,962	\$3,553,803	\$3,787,912	\$4,031,658
Allocation to Parks O&M Use (1)	\$244,942	\$264,269	\$281,160	\$313,778	\$322,172	\$341,165	\$363,640	\$387,039
Allocation to Capital Programs								
Parks Capital Program (64%)	\$1,388,003	\$1,497,526	\$1,593,239	\$1,778,075	\$1,825,643	\$1,933,269	\$2,060,624	\$2,193,222
Communications (3.4%)	\$86,750	\$93,595	\$99,577	\$111,130	\$114,103	\$120,829	\$128,789	\$137,076
Service Yard (8.78%)	\$224,020	\$241,696	\$257,144	\$286,976	\$294,653	\$312,024	\$332,579	\$353,980
Library (14.22%)	\$362,820	\$391,449	\$416,468	\$464,784	\$477,218	\$505,351	\$538,641	\$573,302
Fire (8.4%)	\$214,324	\$231,236	\$246,015	\$274,556	\$281,901	\$298,519	\$318,185	\$338,659
Park Yards (1.2%)	<u>\$30,618</u>	<u>\$33,034</u>	<u>\$35,145</u>	<u>\$39,222</u>	<u>\$40,272</u>	<u>\$42,646</u>	<u>\$45,455</u>	<u>\$48,380</u>
Total	\$2,306,534	\$2,488,536	\$2,647,588	\$2,954,742	\$3,033,789	\$3,212,638	\$3,424,273	\$3,644,619

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table A-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23
Total Resale/New Sale Value (See Table A-4)	\$1,274,243,890	\$1,353,646,026	\$1,433,744,800	\$1,550,409,834	\$1,644,487,148	\$1,748,091,175	\$1,850,812,358
Conveyance Tax (\$3.30/\$1,000 value)	\$4,205,005	\$4,467,032	\$4,731,358	\$5,116,352	\$5,426,808	\$5,768,701	\$6,107,681
Construction Tax (See)	<u>\$80,405</u>	<u>\$80,509</u>	<u>\$81,025</u>	<u>\$80,853</u>	<u>\$80,853</u>	<u>\$80,709</u>	<u>\$80,709</u>
Total C&C Tax	\$4,285,410	\$4,547,541	\$4,812,383	\$5,197,205	\$5,507,660	\$5,849,410	\$6,188,390
Allocation to Parks O&M Use (1)	\$411,399	\$436,564	\$461,989	\$498,932	\$528,735	\$561,543	\$594,085
Allocation to Capital Programs							
Parks Capital Program (64%)	\$2,331,263	\$2,473,862	\$2,617,936	\$2,827,280	\$2,996,167	\$3,182,079	\$3,366,484
Communications (3.4%)	\$145,704	\$154,616	\$163,621	\$176,705	\$187,260	\$198,880	\$210,405
Service Yard (8.78%)	\$376,259	\$399,274	\$422,527	\$456,315	\$483,573	\$513,578	\$543,341
Library (14.22%)	\$609,385	\$646,660	\$684,321	\$739,043	\$783,189	\$831,786	\$879,989
Fire (8.4%)	\$359,974	\$381,993	\$404,240	\$436,565	\$462,643	\$491,350	\$519,825
Park Yards (1.2%)	<u>\$51,425</u>	<u>\$54,570</u>	<u>\$57,749</u>	<u>\$62,366</u>	<u>\$66,092</u>	<u>\$70,193</u>	<u>\$74,261</u>
Total	\$3,874,011	\$4,110,977	\$4,350,394	\$4,698,273	\$4,978,925	\$5,287,867	\$5,594,304

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table A-8
Construction and Conveyance Tax Estimate for Parks O&M
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Land Use	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Total Resale/New Sale Value (See Table A-4)	\$1,959,205,759	\$2,070,303,147	\$2,683,615,404	\$4,087,217,000	\$5,999,836,996	\$8,600,352,619
Conveyance Tax (\$3.30/\$1,000 value)	\$6,465,379	\$6,832,000	\$8,855,931	\$13,487,816	\$19,799,462	\$28,381,164
Construction Tax (See)	<u>\$80,588</u>	<u>\$80,554</u>	<u>\$80,537</u>	<u>\$84,256</u>	<u>\$75,837</u>	<u>\$66,087</u>
Total C&C Tax	\$6,545,967	\$6,912,555	\$8,936,468	\$13,572,072	\$19,875,299	\$28,447,251
Allocation to Parks O&M Use (1)	\$628,413	\$663,605	\$857,901	\$1,302,919	\$1,908,029	\$2,730,936
Allocation to Capital Programs						
Parks Capital Program (64%)	\$3,561,006	\$3,760,430	\$4,861,439	\$7,383,207	\$10,812,163	\$18,206,240
Communications (3.4%)	\$222,563	\$235,027	\$303,840	\$461,450	\$675,760	\$950,138
Service Yard (8.78%)	\$574,736	\$606,922	\$784,622	\$1,191,628	\$1,745,051	\$2,213,196
Library (14.22%)	\$930,837	\$982,965	\$1,270,766	\$1,929,949	\$2,826,267	\$4,053,733
Fire (8.4%)	\$549,861	\$580,655	\$750,663	\$1,140,054	\$1,669,525	\$2,389,569
Park Yards (1.2%)	<u>\$78,552</u>	<u>\$82,951</u>	<u>\$107,238</u>	<u>\$162,865</u>	<u>\$238,504</u>	<u>\$341,367</u>
Total	\$5,917,554	\$6,248,949	\$8,078,567	\$12,269,153	\$17,967,270	\$28,154,244

(1) Nearly 9.6% of the City's construction and conveyance tax revenue can be used for parks operation and maintenance purposes.

Sources: City of San Jose, Economic & Planning Systems, Inc.

Table A-9
Construction Tax Estimate, (1)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8
R1 High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2 9 Story Mid-rise:	\$0	\$1,774	\$1,774	\$1,774	\$1,774	\$1,774	\$2,218	\$2,218	\$2,218
R3 4 story frame w/podium:	\$0	\$5,323	\$3,854	\$3,854	\$3,319	\$3,246	\$4,058	\$4,058	\$4,058
R4 3 story frame w/surface pkg:	\$0	\$0	\$1,469	\$1,469	\$2,003	\$2,076	\$2,595	\$2,595	\$2,595
R5 3 story Townhomes	\$0	\$12,863	\$11,089	\$11,089	\$11,089	\$11,089	\$13,861	\$13,861	\$13,861
R6 SF detached edge estate	\$0	\$0	\$0	\$0	\$0	\$2,305	\$2,881	\$2,881	\$2,881
R7 SF detached (14/acre)	\$0	\$24,395	\$23,522	\$23,522	\$18,598	\$13,222	\$16,528	\$16,528	\$16,528
R8 SF detached (12/acre)	\$0	\$0	\$0	\$0	\$5,767	\$5,572	\$6,965	\$6,965	\$6,965
R9 SF detached (10/acre)	\$0	\$0	\$873	\$873	\$30	\$3,296	\$4,120	\$4,120	\$4,120
W1 Corporate/Tech Office (4 story with 1 story parking)	\$2,697	\$1,123	\$3,726	\$3,726	\$2,881	\$2,819	\$1,922	\$1,922	\$1,922
W2 Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000
W3 Corporate/Tech Office (2 story with 1 story parking)	\$130	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4 R&D/Lab (1 story with 1 story parking)	\$92	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5 Corporate/Tech (4 story with 4 story parking)	\$4,274	\$16,477	\$8,048	\$8,048	\$7,407	\$7,881	\$5,374	\$5,374	\$5,374
W6 Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7 Downtown Professional Service Office (4 story)	\$143	\$0	\$0	\$0	\$0	\$1,129	\$770	\$770	\$770
W8 Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9 Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10 Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1 Live work loft/town home (on-site parking)	\$0	\$0	\$1,597	\$1,597	\$1,304	\$1,304	\$1,629	\$1,629	\$1,629
M2 18 fl. High-rise res. over office w/ structured parking	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3 Live work loft/town home (parking within building)	\$0	\$0	\$177	\$177	\$471	\$471	\$588	\$588	\$588
M4 3 floors Office over regional/district parked retail	\$917	\$0	\$7,404	\$7,404	\$9,469	\$7,257	\$4,948	\$4,948	\$4,948
M5 3 floors Office over local retail w/ no district parking	\$158	\$0	\$363	\$363	\$281	\$436	\$298	\$298	\$298
M6 3 fl. Res. over reg./district parked retail	\$0	\$0	\$1,586	\$1,586	\$1,648	\$1,648	\$2,060	\$2,060	\$2,060
M7 3 fl. Res. over local comm. w/ no district parking	\$0	\$1,774	\$188	\$188	\$126	\$126	\$157	\$157	\$157
M8 3 fl. Res. over office w/ no district parking	\$49,785	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9 2 fl. Res. over office w/ no district parking	\$7,590	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR Local Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR Regional Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$66,087	\$63,729	\$65,671	\$65,671	\$66,167	\$65,652	\$80,973	\$80,973	\$80,973

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table A-9
Construction Tax Estimate, (1)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218
R3	\$4,058	\$4,058	\$5,174	\$5,174	\$5,120	\$5,292	\$5,292	\$5,292	\$5,292	\$5,292	\$5,292
R4	\$2,595	\$2,595	\$1,480	\$1,480	\$1,533	\$1,361	\$1,361	\$1,361	\$1,361	\$1,361	\$1,361
R5	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861
R6	\$2,881	\$2,881	\$1,035	\$1,035	\$882	\$386	\$386	\$386	\$386	\$386	\$386
R7	\$16,528	\$16,528	\$15,273	\$15,273	\$17,512	\$19,068	\$19,068	\$19,068	\$19,068	\$19,068	\$19,068
R8	\$6,965	\$6,965	\$6,388	\$6,388	\$5,448	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533	\$6,533
R9	\$4,120	\$4,120	\$7,798	\$7,798	\$6,651	\$4,506	\$4,506	\$4,506	\$4,506	\$4,506	\$4,506
W1	\$1,922	\$1,922	\$1,740	\$1,740	\$2,315	\$2,822	\$2,822	\$2,822	\$2,822	\$3,217	\$5,174
W2	\$10,000	\$8,392	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4	\$0	\$0	\$0	\$0	\$85	\$64	\$64	\$64	\$64	\$73	\$118
W5	\$5,374	\$5,374	\$6,131	\$6,131	\$6,097	\$6,466	\$6,466	\$6,466	\$6,466	\$7,370	\$11,855
W6	\$0	\$1,608	\$3,519	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$8,324	\$0
W7	\$770	\$770	\$676	\$676	\$550	\$416	\$416	\$416	\$416	\$474	\$762
W8	\$0	\$0	\$6,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$1,629	\$1,629	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	\$588	\$588	\$369	\$369	\$369	\$369	\$369	\$369	\$369	\$369	\$369
M4	\$4,948	\$4,948	\$4,343	\$4,343	\$3,536	\$2,672	\$2,672	\$2,672	\$2,672	\$3,045	\$4,898
M5	\$298	\$298	\$261	\$261	\$402	\$303	\$303	\$303	\$303	\$346	\$556
M6	\$2,060	\$2,060	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065	\$2,065
M7	\$157	\$157	\$153	\$153	\$153	\$153	\$153	\$153	\$153	\$153	\$153
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	\$0	\$0	\$0	\$3,062	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$7,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$80,973	\$80,973	\$80,812	\$91,212	\$80,646	\$80,405	\$80,405	\$80,405	\$80,405	\$80,509	\$81,025

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table A-9
Construction Tax Estimate, (1)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
R1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,218	\$0
R2	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$2,218	\$887	\$0	\$0
R3	\$4,068	\$4,068	\$3,371	\$3,371	\$2,930	\$2,930	\$3,719	\$5,817	\$7,163	\$0
R4	\$2,586	\$2,586	\$3,282	\$3,282	\$3,723	\$3,723	\$2,934	\$3,258	\$4,012	\$0
R5	\$13,861	\$13,861	\$13,861	\$13,861	\$13,861	\$14,879	\$16,079	\$49,350	\$37,500	\$0
R6	\$1,280	\$1,280	\$1,468	\$1,468	\$1,536	\$1,536	\$1,205	\$0	\$0	\$0
R7	\$8,785	\$8,785	\$6,621	\$6,621	\$5,837	\$5,837	\$8,196	\$0	\$0	\$0
R8	\$8,503	\$8,503	\$8,918	\$8,918	\$9,068	\$9,068	\$9,179	\$0	\$0	\$0
R9	\$11,926	\$11,926	\$13,488	\$13,488	\$14,053	\$14,053	\$11,913	\$0	\$0	\$0
W1	\$5,822	\$5,822	\$6,362	\$6,362	\$6,817	\$6,817	\$6,893	\$7,288	\$7,288	\$2,697
W2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$352	\$352	\$130
W4	\$144	\$144	\$166	\$166	\$185	\$185	\$175	\$248	\$248	\$92
W5	\$11,794	\$11,794	\$11,742	\$11,742	\$11,699	\$11,699	\$11,813	\$11,548	\$11,548	\$4,274
W6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	\$666	\$666	\$586	\$586	\$518	\$518	\$490	\$385	\$385	\$143
W8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	\$1,849	\$1,849	\$1,849	\$1,849	\$1,849	\$972	\$0	\$0	\$0	\$0
M2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
M3	\$369	\$369	\$369	\$369	\$369	\$194	\$0	\$0	\$0	\$0
M4	\$4,280	\$4,280	\$3,764	\$3,764	\$3,329	\$3,329	\$3,147	\$2,477	\$2,477	\$917
M5	\$486	\$486	\$427	\$427	\$378	\$378	\$357	\$428	\$428	\$158
M6	\$1,971	\$1,971	\$1,881	\$1,881	\$1,796	\$1,796	\$1,607	\$1,441	\$1,441	\$0
M7	\$247	\$247	\$337	\$337	\$422	\$422	\$610	\$777	\$777	\$0
M8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,785
M9	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,590
LR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$80,853	\$80,853	\$80,709	\$80,709	\$80,588	\$80,554	\$80,537	\$84,256	\$75,837	\$66,087

(1) Based on the City's current construction tax rate of \$150 per unit for single family products, \$75 per unit for multifamily products and \$0.08 per SqFt of commercial space.

Table A-10
Library Parcel Tax Estimate, (1)
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Typology		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
R1	High-rise	\$0	\$0	\$0	\$0	\$0	\$0	\$0
R2	9 Story Mid-rise:	\$591	\$591	\$591	\$591	\$591	\$739	\$739
R3	4 story frame o/podium:	\$405	\$293	\$293	\$252	\$247	\$309	\$309
R4	3 story frame w/surface pkg:	\$0	\$151	\$151	\$206	\$214	\$267	\$267
R5	3 story Townhomes	\$2,144	\$1,848	\$1,848	\$1,848	\$1,848	\$2,310	\$2,310
R6	SF detached edge estate	\$0	\$0	\$0	\$0	\$384	\$480	\$480
R7	SF detached (14/acre)	\$4,066	\$3,920	\$3,920	\$3,100	\$2,204	\$2,755	\$2,755
R8	SF detached (12/acre)	\$0	\$0	\$0	\$961	\$929	\$1,161	\$1,161
R9	SF detached (10/acre)	\$0	\$145	\$145	\$5	\$549	\$687	\$687
W1	Corporate/Tech Office (4 story with 1 story parking)	\$64	\$212	\$212	\$164	\$161	\$110	\$110
W2	Corporate/Tech Office (7 story with 4 story parking)	\$0	\$0	\$0	\$0	\$0	\$159	\$159
W3	Corporate/Tech Office (2 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W4	R&D/Lab (1 story with 1 story parking)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W5	Corporate/Tech (4 story with 4 story parking)	\$352	\$172	\$172	\$158	\$169	\$115	\$115
W6	Downtown Professional Service Office (20 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W7	Downtown Professional Service Office (4 story)	\$0	\$0	\$0	\$0	\$14	\$10	\$10
W8	Downtown Professional Service Office (7 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W9	Light Industrial (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
W10	Manufacturing (1 story)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M1	Live work loft/town home (on-site parking)	\$0	\$266	\$266	\$217	\$217	\$272	\$272
M2	18 fl. High-rise res. over office w/ structured parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M3	Live work loft/town home (parking within building)	\$0	\$30	\$30	\$78	\$78	\$98	\$98
M4	3 floors Office over regional/district parked retail	\$0	\$87	\$87	\$112	\$86	\$58	\$58
M5	3 floors Office over local retail w/ no district parking	\$0	\$19	\$19	\$14	\$22	\$15	\$15
M6	3 fl. Res. over reg./district parked retail	\$0	\$531	\$531	\$552	\$552	\$691	\$691
M7	3 fl. Res. over local comm. w/ no district parking	\$160	\$17	\$17	\$11	\$11	\$14	\$14
M8	3 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
M9	2 fl. Res. over office w/ no district parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LR	Local Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RR	Regional Retail	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total		\$7,782	\$8,284	\$8,284	\$8,272	\$8,277	\$10,248	\$10,248
Available for Library O&M Use		\$3,891	\$4,142	\$4,142	\$4,136	\$4,138	\$5,124	\$5,124

(1) Based on the current rate structure as shown on Table F-1. This revenue source is assumed to sunset by 2014 (i.e., year 7 for this model); The parcel tax is calculated based on the assumption that apartment parcels are, on average, 3 acres each, and office and retail parcels are 5 acres each.

(2) Assumes 50% is allocated to O&M use and the rest to capital project;

Source: City of San Jose; Economic & Planning Systems, Inc.

Table A-11
Fire Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	367	733	1,100	1,467	1,833	2,292	2,750	3,208	3,667	4,125
Project Population (Cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
Project Non-Retail Jobs (Cumulative)	51,887	733	1,455	2,176	2,894	3,615	4,524	5,432	6,341	7,249	8,157
Project Retail Jobs (Cumulative)	4,382	11	85	159	248	321	377	433	489	545	602
Fire Station (1)	2	0	0	0	0	0	0	1	1	1	1
Engine	2	0	0	0	0	0	0	1	1	1	1
Truck	2	0	0	0	0	0	0	1	1	1	1
Fire Fighters (2)	63	0	0	0	0	0	0	31.5	31.5	31.5	31.5
General Fund O&M Cost											
Fire Fighters (3)	\$7,560,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000
Overhead Cost (4)	\$756,000	\$0	\$0	\$0	\$0	\$0	\$0	\$378,000	\$378,000	\$378,000	\$378,000
Annual General Fund O&M Cost (5)	\$14,663,336	\$0	\$0	\$0	\$0	\$0	\$0	\$4,413,801	\$4,457,939	\$4,502,518	\$4,547,543

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-11
Fire Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	4,583	5,042	5,500	5,958	6,417	6,875	7,333	7,792	8,250	8,708
Project Population (Cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
Project Non-Retail Jobs (Cumulative)	9,067	9,976	10,887	11,799	12,711	13,623	14,535	15,446	16,355	17,264
Project Retail Jobs (Cumulative)	653	1,075	1,121	1,158	1,196	1,234	1,272	1,313	1,371	1,423
Fire Station (1)	1	1	1	1	1	1	1	1	1	1
Engine	1	1	1	1	1	1	1	1	1	1
Truck	1	1	1	1	1	1	1	1	1	1
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5	31.5
General Fund O&M Cost										
Fire Fighters (3)	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000
Annual General Fund O&M Cost (5)	\$4,593,019	\$4,638,949	\$4,685,338	\$4,732,192	\$4,779,514	\$4,827,309	\$4,875,582	\$4,924,338	\$4,973,581	\$5,023,317

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-11
Fire Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	9,167	9,625	10,083	10,542	11,000	13,291	18,101	22,762	26,538
Project Population (Cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
Project Non-Retail Jobs (Cumulative)	18,173	19,083	19,993	20,904	21,815	26,370	35,746	44,867	51,887
Project Retail Jobs (Cumulative)	1,476	1,523	1,571	1,615	1,658	2,243	2,636	3,752	4,382
Fire Station (1)	1	1	1	1	1	2	2	2	2
Engine	1	1	1	1	1	2	2	2	2
Truck	1	1	1	1	1	2	2	2	2
Fire Fighters (2)	31.5	31.5	31.5	31.5	31.5	63	63	63	63
General Fund O&M Cost									
Fire Fighters (3)	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$3,780,000	\$7,560,000	\$7,560,000	\$7,560,000	\$7,560,000
Overhead Cost (4)	\$378,000	\$378,000	\$378,000	\$378,000	\$378,000	\$756,000	\$756,000	\$756,000	\$756,000
Annual General Fund O&M Cost (5)	\$5,073,550	\$5,124,286	\$5,175,529	\$5,227,284	\$5,279,557	\$11,097,734	\$12,258,803	\$13,541,345	\$14,663,336

(1) Assumes Coyote Valley would be served by the existing engine from station #27 and the truck from station #18 until the cumulative population exceeds 10% of the buildout level at which point the first station would be constructed; also assumes the second fire station would be constructed once the cumulative population in Coyote Valley exceeds 36,000.

(2) A fire engine is staffed with 14 fire fighters while a truck is staffed with 17.5.

(3) Assumes an average fire fighter cost of \$120,000.

(4) Assumes an annual overhead cost equivalent to 10% of the fire fighter cost.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Fire Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-12
Police Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	367	733	1,100	1,467	1,833	2,292	2,750	3,208	3,667	4,125
Project Population (Cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
Jobs											
Project Non-Retail Jobs (Cumulative)	51,887	733	1,455	2,176	2,894	3,615	4,524	5,432	6,341	7,249	8,157
Project Retail Jobs (Cumulative)	4,382	11	85	159	248	321	377	433	489	545	602
Officer Cost											
New Officers Required (Cumulative) (1)	60	9	9	9	9	9	9	9	9	9	10
Annual Officer Cost (2)	\$7,500,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,125,000	\$1,230,380
Associated Overhead Cost (3)	\$750,000	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$112,500	\$123,038
Community Police Center O&M Cost (4)	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Crossing guards supervisor cost (5)											
Number of Crossing Guards	32	0	3	3	5	6	6	7	7	7	8
Supervisor Needed	0.49	0.00	0.05	0.05	0.08	0.09	0.10	0.10	0.11	0.11	0.12
Supervisor Cost	\$34,462	\$294	\$3,372	\$3,666	\$5,411	\$6,343	\$6,710	\$7,077	\$7,445	\$7,812	\$8,179
Annual General Fund O&M Cost (6)	\$14,828,134	\$1,237,794	\$1,253,281	\$1,266,114	\$1,280,573	\$1,294,348	\$1,307,677	\$1,321,144	\$1,334,749	\$1,348,494	\$1,489,159

- (1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.
- (2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.
- (3) Assumes an annual overhead cost equivalent to 10% of the officer costs.
- (4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).
- (5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.
- (6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table A-12
Police Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	4,583	5,042	5,500	5,958	6,417	6,875	7,333	7,792	8,250	8,708
Project Population (Cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
Jobs										
Project Non-Retail Jobs (Cumulative)	9,067	9,976	10,887	11,799	12,711	13,623	14,535	15,446	16,355	17,264
Project Retail Jobs (Cumulative)	653	1,075	1,121	1,158	1,196	1,234	1,272	1,313	1,371	1,423
Officer Cost										
New Officers Required (Cumulative) (1)	11	12	13	14	15	16	17	19	20	21
Annual Officer Cost (2)	\$1,367,022	\$1,503,665	\$1,640,307	\$1,776,949	\$1,913,591	\$2,050,233	\$2,186,875	\$2,323,518	\$2,460,160	\$2,596,802
Associated Overhead Cost (3)	\$136,702	\$150,366	\$164,031	\$177,695	\$191,359	\$205,023	\$218,688	\$232,352	\$246,016	\$259,680
Community Police Center O&M Cost (4)	\$0	\$0	\$0	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)										
Number of Crossing Guards	9	10	11	12	12	13	13	13	14	14
Supervisor Needed	0.14	0.15	0.17	0.18	0.19	0.20	0.20	0.21	0.21	0.22
Supervisor Cost	\$9,959	\$10,326	\$11,576	\$12,781	\$13,149	\$13,663	\$14,030	\$14,398	\$14,765	\$15,606
Annual General Fund O&M Cost (6)	\$1,672,048	\$1,856,870	\$2,046,216	\$2,239,113	\$2,578,384	\$2,779,267	\$2,983,736	\$3,192,017	\$3,404,165	\$3,620,809

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table A-12
Police Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	9,167	9,625	10,083	10,542	11,000	13,291	18,101	22,762	26,538
Project Population (Cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
Jobs									
Project Non-Retail Jobs (Cumulative)	18,173	19,083	19,993	20,904	21,815	26,370	35,746	44,867	51,887
Project Retail Jobs (Cumulative)	1,476	1,523	1,571	1,615	1,658	2,243	2,636	3,752	4,382
Officer Cost									
New Officers Required (Cumulative) (1)	22	23	24	25	26	32	43	53	60
Annual Officer Cost (2)	\$2,733,444	\$2,870,086	\$3,006,729	\$3,143,371	\$3,280,307	\$3,967,272	\$5,332,049	\$6,591,946	\$7,500,000
Associated Overhead Cost (3)	\$273,344	\$287,009	\$300,673	\$314,337	\$328,031	\$396,727	\$533,205	\$659,195	\$750,000
Community Police Center O&M Cost (4)	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Crossing guards supervisor cost (5)									
Number of Crossing Guards	15	16	16	17	17	20	26	29	32
Supervisor Needed	0.23	0.24	0.25	0.26	0.26	0.31	0.40	0.45	0.49
Supervisor Cost	\$15,974	\$16,815	\$17,182	\$18,023	\$18,391	\$21,674	\$27,700	\$31,436	\$34,462
Annual General Fund O&M Cost (6)	\$3,840,868	\$4,065,550	\$4,293,751	\$4,526,706	\$4,763,699	\$6,019,511	\$8,871,201	\$12,062,115	\$14,828,134

(1) Assumes 9 officers would be needed from "day one" in order to have one officer on duty 24 hours/day, 7 days a week; also assumes Coyote Valley, at buildout, would form a new district. According to the Police Department, each district requires at least 40 to 45 sworn officers. For the purpose of this study, however, EPS assumes 60 officers would be required by buildout, and officers would be added incrementally concurrent with the population growth.

(2) Assumes an average cost of \$125,000 per sworn officer, including salary, benefits, and on-going uniform and safety equipment.

(3) Assumes an annual overhead cost equivalent to 10% of the officer costs.

(4) Assumes a 2,000 SqFt community police center would be constructed when 25% of the development is in place; also assumes the center would be staffed with one police officers and the center would operate on typical business hours (i.e., eight hours per day).

(5) Based on the assumption that Coyote Valley would need 32 crossing guards by buildout and one supervisor to 65 crossing guards (or 0.5 supervisor at buildout); demand for crossing guards is assumed to be proportional to the road miles constructed. A supervisor is assumed to cost \$70,000 annually.

(6) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Police Department; HMM; Dahlin Group and Economic & Planning Systems, Inc.

Table A-13
Transportation Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	367	733	1,100	1,467	1,833	2,292	2,750	3,208	3,667	4,125
% of Total		1%	3%	4%	6%	7%	9%	10%	12%	14%	16%
Project Population (Cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
Project Road Miles (Cumulative)											
Backbone Road Miles	33	0	7	7	11	12	12	12	12	12	12
In-Tract Road Miles (1)	53	1	1	2	3	4	5	5	6	7	8
Total Road Miles	86	1	8	9	13	16	17	18	18	19	20
O&M Cost, basic services (2), (3)	\$7,164,360	\$61,091	\$701,123	\$762,214	\$1,125,006	\$1,318,601	\$1,394,965	\$1,471,328	\$1,547,691	\$1,624,055	\$1,700,418
O&M Cost for Special Features (3), (4)	\$500,000	\$4,264	\$48,931	\$53,195	\$78,514	\$92,025	\$97,354	\$102,684	\$108,013	\$113,343	\$118,672
Annual General Fund O&M Cost (5)	\$13,514,320	\$65,354	\$757,555	\$831,798	\$1,239,988	\$1,467,903	\$1,568,442	\$1,670,845	\$1,775,139	\$1,881,352	\$1,989,512

- (1) Assumes a proportional distribution of the road miles by the absorbed housing units.
- (2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.
- (3) Excludes O&M cost for parking facilities, park strips and transit system.
- (4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.
- (5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-13
Transportation Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Housing Units (Cumulative)	4,583	5,042	5,500	5,958	6,417	6,875	7,333	7,792	8,250	8,708
% of Total	17%	19%	21%	22%	24%	26%	28%	29%	31%	33%
Project Population (Cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
Project Road Miles (Cumulative)										
Backbone Road Miles	16	16	18	20	20	20	20	20	20	21
In-Tract Road (1)	9	10	11	12	13	14	15	16	16	17
Total Road Miles	25	26	29	32	33	34	35	36	37	39
O&M Cost, basic service (2), (3)	\$2,070,329	\$2,146,693	\$2,406,523	\$2,657,181	\$2,733,544	\$2,840,486	\$2,916,849	\$2,993,212	\$3,069,576	\$3,244,468
O&M Cost, advanced services (3), (4)	\$144,488	\$149,817	\$167,951	\$185,444	\$190,774	\$198,237	\$203,567	\$208,896	\$214,225	\$226,431
Annual General Fund O&M Cost (5)	\$2,446,536	\$2,562,144	\$2,900,982	\$3,235,173	\$3,361,428	\$3,527,863	\$3,658,933	\$3,792,271	\$3,927,910	\$4,193,224

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-13
Transportation Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Housing Units (Cumulative)	9,167	9,625	10,083	10,542	11,000	13,291	18,101	22,762	26,538
% of Total	35%	36%	38%	40%	41%	50%	68%	86%	100%
Project Population (Cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
Project Road Miles (Cumulative)									
Backbone Road Miles	21	23	23	24	24	27	33	33	33
In-Tract Road (1)	18	19	20	21	22	26	36	45	53
Total Road Miles	40	42	43	45	46	54	69	78	86
O&M Cost, basic service (2), (3)	\$3,320,831	\$3,495,723	\$3,572,087	\$3,746,979	\$3,823,305	\$4,505,804	\$5,758,615	\$6,535,303	\$7,164,360
O&M Cost, advanced services (3), (4)	\$231,760	\$243,966	\$249,296	\$261,501	\$266,828	\$314,460	\$401,893	\$456,098	\$500,000
Annual General Fund O&M Cost (5)	\$4,334,837	\$4,608,763	\$4,756,535	\$5,039,313	\$5,193,383	\$6,432,661	\$9,081,343	\$11,384,437	\$13,514,320

(1) Assumes a proportional distribution of the road miles by the absorbed housing units.

(2) Based on the total O&M cost estimate at buildout provided by the City's Department of Transportation. Because it is unclear how each infrastructure item would be phased over time, EPS took the buildout cost estimate and divided it by the total project road miles to derive a per road mile O&M cost of \$83,741, which is applied to the cumulative road miles through time. The estimate includes the cost of maintaining traffic signals, street lights, signs, markings, pavements, street trees, landscaping (including roundabouts), bioswale and sweeping. EPS also assumes that the cost of maintaining sanitary sewer and storm sewer/drainage inlets would be offset by the user fees and, therefore, did not include the cost of maintaining these particular infrastructure items in the O&M cost shown here.

(3) Excludes O&M cost for parking facilities, park strips and transit system.

(4) Based on the City's estimate of \$500,000 per year by buildout, which translates to \$5,844 per road mile. This represents the cost to maintain special landscape features likely to be included in the development in Coyote Valley (such non-standard cross section features, fountains, art features, sound walls and other amenities); while a large proportion of the maintenance services may be provided through maintenance districts, EPS assumes that the City would provide basic and advanced services for Coyote Valley in order to delineate the full cost of maintaining the infrastructure.

(5) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Department of Transportation; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-14
Library Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Population (cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
Library SqFt (cumulative) [1]	35,000	0	0	0	0	0	0	0	0	10,000	10,000
FTE Required (2)	22	0	0	0	0	0	0	0	0	10	10
O&M Cost											
Staff Cost (3)	\$1,584,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$720,000	\$720,000
Other O&M Costs (4)	\$196,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$56,000	\$56,000
Subtotal	\$1,780,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$776,000	\$776,000
On-going supplies											
FF&E/Computer Technology (5)	\$140,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
New Materials (6)	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000
Subtotal	\$490,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Offsetting Lease Revenues for O&M (7)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$415,800	\$415,800
Net Annual General Fund O&M Cost (8)	\$4,002,618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$390,045	\$547,061

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-14
Library Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Population (cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
Library SqFt (cumulative) [1]	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
FTE Required (2)	10	10	10	10	10	10	10	10	10	10
O&M Cost										
Staff Cost (3)	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000
Other O&M Costs (4)	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000	\$56,000
Subtotal	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000	\$776,000
On-going supplies										
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
New Materials (6)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Subtotal	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800	\$415,800
Net Annual General Fund O&M Cost (8)	\$552,532	\$558,057	\$563,638	\$569,274	\$574,967	\$580,717	\$586,524	\$592,389	\$598,313	\$604,296

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-14
Library Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Population (cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
Library SqFt (cumulative) [1]	10,000	10,000	10,000	20,000	20,000	20,000	20,000	35,000	35,000
FTE Required (2)	10	10	10	15	15	15	15	22	22
O&M Cost									
Staff Cost (3)	\$720,000	\$720,000	\$720,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,080,000	\$1,584,000	\$1,584,000
Other O&M Costs (4)	<u>\$56,000</u>	<u>\$56,000</u>	<u>\$56,000</u>	<u>\$112,000</u>	<u>\$112,000</u>	<u>\$112,000</u>	<u>\$112,000</u>	<u>\$196,000</u>	<u>\$196,000</u>
Subtotal	\$776,000	\$776,000	\$776,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,192,000	\$1,780,000	\$1,780,000
On-going supplies									
FF&E/Computer Technology (5)	\$40,000	\$40,000	\$40,000	\$80,000	\$80,000	\$80,000	\$80,000	\$140,000	\$140,000
New Materials (6)	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$100,000</u>	<u>\$200,000</u>	<u>\$200,000</u>	<u>\$200,000</u>	<u>\$200,000</u>	<u>\$350,000</u>	<u>\$350,000</u>
Subtotal	\$140,000	\$140,000	\$140,000	\$280,000	\$280,000	\$280,000	\$280,000	\$490,000	\$490,000
Offsetting Lease Revenues for O&M (7)	\$415,800	\$415,800	\$415,800	\$249,480	\$249,480	\$249,480	\$249,480	\$0	\$0
Net Annual General Fund O&M Cost (8)	\$610,339	\$616,442	\$622,607	\$1,536,907	\$1,552,276	\$1,631,458	\$1,802,144	\$3,696,351	\$4,002,618

- (1) Assumes the first 10,000 SqFt of the library facility will be occupied and utilized when the cumulative population reaches 10,000; an additional 10,000 SqFt would be occupied when the population exceeds 30,000; and another 15,000 SqFt when the population reaches 55,000.
- (2) Assumes 10 FTE would be needed to operate the first 10,000 SqFt, 15 FTE for 20,000 SqFt and 22 FTE for the buildout size.
- (3) Average staff cost is assumed to be \$72,000 per FTE.
- (4) Other O&M costs are assumed to be \$5.60 per SqFt of the library space.
- (5) Assumes an average cost of \$4 per SqFt. FF&E and computer technology needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (6) Assumes an average cost of \$10 per SqFt. New materials needed to set up the library in the initial year is estimated as capital cost and not included in this analysis.
- (7) Assumes the vacant space would be leased and generate revenue that would offset the O&M cost; assumes monthly lease rate of \$2.2 per square foot, average vacancy loss of 10%, and an operating expense of 30% based on current market condition.
- (8) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Library Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	367	733	1,100	1,467	1,833	2,292	2,750	3,208	3,667	4,125
Project Population (Cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
% Total	100%	1%	3%	4%	6%	7%	9%	11%	13%	15%	16%
Park Acreage (Cumulative) [1]	322	0	15	15	29	29	29	29	29	29	29
Park Operation and Maintenance (2)	\$4,836,398	\$0	\$226,064	\$226,064	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586	\$439,586
Corporation Yard Non-Personal Cost (3)	\$50,000	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	-	-	-	-	-	-	-	-	-	-	60,000
Staff Cost (5)	\$807,481	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$807,481
Non-personal Cost	\$446,954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$446,954
Building Maintenance & Utilities	\$530,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$530,678
Offsetting Revenue (6)	\$334,386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$334,386
Net O&M Cost	\$1,450,727	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,450,727
Aquatic Facility (7)	-	-	-	-	-	-	-	-	-	-	-
Staff Cost (8)	\$712,344	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Non-personal Cost	\$316,518	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanical Maintenance & Utilities	\$1,064,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Offsetting Revenue (6)	\$210,586	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net O&M Cost	\$1,882,517	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
After School Programs (9)	\$750,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000
Annual General Fund O&M Cost (10)	\$15,815,882	\$0	\$278,824	\$281,613	\$504,421	\$509,465	\$514,560	\$519,706	\$524,903	\$530,152	\$2,204,118

- (1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.
- (2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.
- (3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.
- (4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.
- (5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.
- (6) Represents the estimated user fees generated from the facility.
- (7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.
- (8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.
- (9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.
- (10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	4,583	5,042	5,500	5,958	6,417	6,875	7,333	7,792	8,250	8,708
Project Population (Cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
% Total	18%	20%	22%	24%	26%	27%	29%	31%	33%	35%
Park Acreage (Cumulative) [1]	29	29	51	62	62	74	74	85	85	95
Park Operation and Maintenance (2)	\$439,586	\$439,586	\$759,999	\$927,215	\$927,215	\$1,106,186	\$1,106,186	\$1,273,402	\$1,273,402	\$1,432,044
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)										
Staff Cost (8)	\$0	\$0	\$0	\$0	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$0	\$0	\$0	\$0	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$0	\$0	\$0	\$0	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$0	\$0	\$0	\$0	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$75,000	\$75,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$345,000	\$345,000	\$390,000
Annual General Fund O&M Cost (10)	\$2,226,160	\$2,248,421	\$2,784,075	\$3,002,224	\$5,196,151	\$5,455,892	\$5,510,451	\$5,923,472	\$5,982,707	\$6,288,554

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-15
Parks, Recreation, and Neighborhood Services Department Expenditure Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	9,167	9,625	10,083	10,542	11,000	13,291	18,101	22,762	26,538
Project Population (Cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
% Total	36%	38%	40%	42%	44%	53%	71%	88%	100%
Park Acreage (Cumulative) [1]	95	106	106	117	117	151	254	283	322
Park Operation and Maintenance (2)	\$1,432,044	\$1,590,685	\$1,590,685	\$1,749,326	\$1,749,326	\$2,263,838	\$3,807,374	\$4,248,384	\$4,836,398
Corporation Yard Non-Personal Cost (3)	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Community Center SqFt (4)	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Staff Cost (5)	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481	\$807,481
Non-personal Cost	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954	\$446,954
Building Maintenance & Utilities	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678	\$530,678
Offsetting Revenue (6)	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>	<u>\$334,386</u>
Net O&M Cost	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727	\$1,450,727
Aquatic Facility (7)									
Staff Cost (8)	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344	\$712,344
Non-personal Cost	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518	\$316,518
Mechanical Maintenance & Utilities	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241	\$1,064,241
Offsetting Revenue (6)	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>	<u>\$210,586</u>
Net O&M Cost	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517	\$1,882,517
After School Programs (9)	\$390,000	\$435,000	\$435,000	\$480,000	\$480,000	\$547,500	\$750,000	\$750,000	\$750,000
Annual General Fund O&M Cost (10)	\$6,351,440	\$6,665,920	\$6,732,579	\$7,055,915	\$7,126,475	\$8,266,694	\$11,705,444	\$13,648,210	\$15,815,882

(1) Excludes the lake and school park acres; the lake O&M cost is depicted separately and the shared use of school parks are NOT assumed at this time per the Department's direction.

(2) Assumes an average O&M cost of \$15,000 per acre; in order to delineate the full cost of maintaining the park infrastructure, this estimate assumes that the City would provide all of the maintenance services rather than through the formation of special districts.

(3) Represents non personal cost of maintaining a corporation yard, including utility costs; assumes a new corporation would be in use as soon as parks are constructed.

(4) Assumes the community center would be constructed once the cumulative population exceeds 15% of the buildout level and that the facility would be constructed all at one time; the center is assumed to contain 13,000 SqFt gym, classrooms, computer lab, ECR classrooms, multi-purpose room, exercise room, weight room, restrooms, lobby, pre-function space, storage and office space in addition to an aquatic facility.

(5) Assumes a total of 7 FTEs and 3.75 part time FTEs would be needed to operate the facility from its inception.

(6) Represents the estimated user fees generated from the facility.

(7) Assumes that the community center would house an aquatic facility with 5,000 SqFt recreational pool with two tower slides, 25 yard lap swim pool, zero depth entry pool, water sprayground, office, restrooms, class rooms, and group picnic/party rental spaces with shade; the aquatic facility is assumed to be built once the cumulative population exceeds 25% of the buildout level.

(8) Assumes 5 fulltime FTEs and 7.6 part time FTEs would be needed to operate the facility since its inception.

(9) Assumes one program for each of the nine elementary schools and at the community center at an annual cost of \$75,000 per program.

(10) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose Parks, Recreation and Neighborhood Services Department; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-16
Lake Maintenance Cost Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Buildout	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Project Housing Units (Cumulative)	26,538	367	733	1,100	1,467	1,833	2,292	2,750	3,208	3,667	4,125
Project Population (Cumulative)	71,623	1,050	2,094	3,137	4,181	5,225	6,530	7,835	9,140	10,445	11,750
% Total	100%	1%	3%	4%	6%	7%	9%	11%	13%	15%	16%
Lake Surface Acreage (Cumulative) [1]	53	0	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost											
Contracted lake management	\$24,000	\$0	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$0	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$0	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$0	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$0	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$0	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$0	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$0	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$0</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$0	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$2,152,245	\$0	\$1,232,806	\$1,245,134	\$1,257,585	\$1,270,161	\$1,282,863	\$1,295,691	\$1,308,648	\$1,321,735	\$1,334,952

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-16
Lake Maintenance Cost Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Project Housing Units (Cumulative)	4,583	5,042	5,500	5,958	6,417	6,875	7,333	7,792	8,250	8,708
Project Population (Cumulative)	13,055	14,360	15,664	16,969	18,274	19,579	20,884	22,189	23,494	24,799
% Total	18%	20%	22%	24%	26%	27%	29%	31%	33%	35%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost										
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,348,302	\$1,361,785	\$1,375,403	\$1,389,157	\$1,403,048	\$1,417,079	\$1,431,249	\$1,445,562	\$1,460,018	\$1,474,618

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.

Table A-16
Lake Maintenance Cost Estimate
Scenario I: 2 to 1 jobs/housing units from day one
Fiscal Impact Analysis of Coyote Valley Specific Plan, EPS#13159

Item	Year 21	Year 22	Year 23	Year 24	Year 25	Year 30	Year 40	Year 50	Year 58 (Buildout)
Project Housing Units (Cumulative)	9,167	9,625	10,083	10,542	11,000	13,291	18,101	22,762	26,538
Project Population (Cumulative)	26,103	27,408	28,713	30,018	31,326	37,886	50,919	62,951	71,623
% Total	36%	38%	40%	42%	44%	53%	71%	88%	100%
Lake Surface Acreage (Cumulative) [1]	53	53	53	53	53	53	53	53	53
Lake Maintenance Cost									
Contracted lake management	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000	\$24,000
Pesticides (Non potable lake)	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
Harvesting	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
Sediment removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Turf sweeping & egg removal	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Geese abatement	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Maintenance facilities	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Website	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Electrical	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Water	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000
Enforcement (1.0 FTE Rangers)	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000
Inspection staff (0.5 FTE)	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>	<u>\$60,000</u>
Total	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600	\$1,220,600
Annual General Fund O&M Cost (2)	\$1,489,364	\$1,504,258	\$1,519,300	\$1,534,493	\$1,549,838	\$1,628,895	\$1,799,314	\$1,987,562	\$2,152,245

(1) Does not include the adjoining park strip along the lake. The maintenance costs associated with the adjoining park strip is captured in the PRNS department cost.

(2) Assumes an annual increase in overall cost by 1% above inflation.

Source: City of San Jose; HMM; Dahlin Group; and Economic & Planning Systems, Inc.